



CITY OF
ISSAQUAH
WASHINGTON

Community Planning & Development Department

1775 – 12th Ave NW | P.O. Box 1307

Issaquah, WA 98027

425-837-3100

issaquahwa.gov

HEARING EXAMINER

**FINAL PLAT – STAFF REPORT
Mallard Pointe**

APPLICATION NO: FP20-00001

December 29, 2020

II. Application Information

<u>Project Name:</u>	Mallard Pointe
<u>Staff Contacts:</u>	Valerie Porter, Associate Planner Phone: 425-837-3094 Email: ValerieP@issaquahwa.gov Doug Schlepp, Engineering Consultant Phone: 425-837-3432 Email: DougS@issaquahwa.gov
<u>Property Owner:</u>	Steve Burnstead Construction, LLC
<u>Authorized Agent:</u>	Leo Suver Steve Burnstead Construction, LLC 11980 NE 24 th St Bellevue, WA 98005
<u>Request:</u>	Final plat approval for subdivision of a 13.1-acre site into 34 single-family residential lots. Site improvements will consist of an internal roadway, public trail along SE 43 rd Way, landscaping, stormwater, utility, and frontage improvements.
<u>Parcel No.:</u>	162406-9007
<u>Zoning:</u>	Multifamily-High (MF-H)
<u>Comprehensive Plan:</u>	Multifamily Residential
<u>Subarea:</u>	Providence Point

III. Surrounding Land Uses

North:	Community Facility – Sewer Station
South:	Wetland mitigation & Multifamily Residential
East:	Community Facility – Lake Sammamish State Park
West:	Multifamily Residential

IV. Project Description

Final plat application to subdivide a 573,502 square foot (13.1-acre) parcel into 34 single-family residential lots, with lot sizes ranging between just over 2,790-square feet to just over 5,757-square feet.

The lots will be accessed from SE 43rd Way, a public street, and Tract C, which will be a privately owned and maintained road. Associated infrastructure improvements include building a King County trail along SE 43rd Way, adding a turning lane to SE 43rd Way, and utilities. All critical areas present on-site will be placed in a critical area, open space, and/or tree retention tract. A project narrative is included as Exhibit 2 and the final plat plans as Exhibit 3.

V. Public Notification

The Issaquah Municipal Code (IMC) requires a public meeting for a final plat (modified Level 4 review) and requires notification to parties of record. Notice of the public meeting was sent to parties of record and neighboring properties within 300-feet.

Notice of Application:	March 20, 2020
Public Notice Sign Posted:	December 22, 2020
Notice of Public Hearing:	December 31, 2020
Notice of Public Hearing:	December 30, 2020 (Published in the Seattle Times)

VI. Background

An open record public hearing on the preliminary plat was held on September 19, 2017. The Hearing Examiner issued a Post-Hearing Order on September 21, 2017, to hold the hearing record open until October 5, 2017, to receive additional documents for the record and any comments on them by a party of record. The City's Hearing Examiner approved the preliminary plat with the Findings, Conclusions and Decision issued on October 16, 2017 (Exhibit 6).

Plat infrastructure construction was started in May 2019. The applicant has provided a performance bond (Exhibit 8) for the uncompleted plat improvements.

VII. State Environmental Policy Act (SEPA)

The preliminary plat went through SEPA environmental review and the mitigation measures were applied as preliminary plat conditions of approval. See section below on compliance with preliminary plat conditions. No additional SEPA review is required for a final plat.

VIII. Compliance with Subdivision Ordinance (IMC 18.13)

IMC 18.13, Sections .180 - .340, identifies submittal requirements for final plats, administrative review, dedications, completion of improvements, design and review of improvements, deferred improvements, review and recording of the final plat.

IMC 18.13.200 Administrative review of final plats

- A. *Upon receipt of a final plat and all required information, it shall be reviewed by the Planning staff. Once a determination of completeness and sufficiency has been determined the application shall be forwarded to all City departments for review. Notice of the application shall be mailed out to all parties-of-record for the preliminary plat. The Planning Director/Manager shall prepare a report, including an appropriate recommendation, and transmit the documents to the Hearing Examiner.*

Findings: The project complies. The Community Planning and Development Department (CPDD) determined the final plat application was complete and sufficient on March 3, 2020. The application was referred to all City departments for review. The final plat notice of application was sent March 20, 2020 and public meeting notice were mailed and/or emailed to all preliminary plat parties of record on December 31, 2020.

- B. The Hearing Examiner shall review the final plat and all documents including any public comments and approve the final plat if the final plat:
1. Except for minor modifications under IMC 18.13.160, Modification of an approved final plat, is consistent with the approved preliminary plat; and
 2. Is consistent with the provisions of this title and Chapter 58.17 RCW.
- C. Minor Deviations from Preliminary Plat: Unless a final plat meets the requirements for minor deviations as outlined below, the proposed final plat will be processed as a new preliminary plat application:
1. The Hearing Examiner may approve a final plat that is different from the preliminary plat if the change:
 - a. Does not increase the number of lots; and
 - b. Does not decrease any lot size by more than ten (10) percent; and
 - c. Does not substantially alter the location or nature of any improvements or any other element of the subdivision; and
 - d. Does not significantly alter the subdivision.
 2. Final plats with changes that do not meet the criteria for minor deviations must be processed as new preliminary plats

Findings: The project complies. The final plat does not increase the number of lots and does not decrease the size of any lot by more than 10%. Eight of the lots have increased in area. One lot has decreased in size but said lot has not decreased in size by more than 10%.

The final plat does not substantially alter the location or nature of any improvements or any other element of the subdivision, nor does the final plat significantly alter the subdivision. Over 70% of the lot sizes remain the same size, but minimal changes have been made to nine lots from the preliminary plat design to the final plat design.

This lot configuration was not part of the initial application submittal but was presented during the September 19, 2017 Hearing Examiner meeting and approved. Initially there was a 50-foot East-West trail easement located at the northern edge of the parcel recorded to benefit King County. Due to the location of the trail easement, Lots 27-31 have been relocated from the north side of the parcel and incorporated into the row of lots that border Tract C as mentioned in the Hearing Examiner decision. The final plat plans reflect this change.

IX. Compliance with RCW 58.17

RCW 58.17.120: *“The city, town, or county legislative body shall consider the physical characteristics of a proposed subdivision site and may disapprove a proposed plat because of flood, inundation, or swamp conditions. Construction of protective improvements may be required as a condition of approval, and such improvements shall be noted on the final plat. No plat shall be approved by any city, town, or county legislative authority covering any land situated in a flood control zone as provided in chapter 86.16 RCW without the prior written approval of the department of ecology of the state of Washington.”*

Findings: The parcel is not located within a flood control zone.

RCW 58.17.140(3)(a): *“Except as provided by (b) of this subsection, a final plat meeting all requirements of this chapter shall be submitted to the legislative body of the city, town, or county for approval within seven years of the date of preliminary plat approval if the date of preliminary plat approval is on or before December 31, 2014, and within five years of the date of preliminary plat approval if the date of preliminary plat approval is on or after January 1, 2015.”*

Findings: The project complies. Preliminary Plat for this project was approved on October 16, 2017—less than five years ago.¹

RCW 58.17.170(1): *“When the legislative body of the city, town or county, or other such agency as authorized by RCW 58.17.100, finds that the subdivision proposed for final plat approval conforms to all terms of the preliminary plat approval, and that said subdivision meets the requirements of this chapter, other applicable state laws, and any local ordinances adopted under this chapter which were in effect at the time of preliminary plat approval, it shall suitably inscribe and execute its written approval on the face of the plat....”*

¹ IMC 18.13.170(A) also provides that: “Approval of any preliminary plat shall expire and the preliminary plat shall be considered withdrawn seven (7) years from the date of such preliminary plat approval unless an extension of the approval period is granted by the Planning Director/Manager pursuant to this section. Preliminary Plat for this project was approved less than five years ago, therefore this project also satisfies IMC 18.13.170(A).

Findings: The project complies. The final plat conforms to conditions of the preliminary plat (See Section X below), meets the subdivision requirements of RCW 58.17, and other applicable state laws and local ordinances.

RCW 58.17.150: “Each preliminary plat submitted for final approval of the legislative body shall be accompanied by the following agencies' recommendations for approval or disapproval:

- (1) Local health department or other agency furnishing sewage disposal and supplying water as to the adequacy of the proposed means of sewage disposal and water supply;*
- (2) Local planning agency or commission, charged with the responsibility of reviewing plats and subdivisions, as to compliance with all terms of the preliminary approval of the proposed plat subdivision or dedication;*
- (3) City, town or county engineer.*
- ...”*

Findings: Sammamish Plateau Water and Sewer District (SPWSD) is the purveyor of water and sewer for the subject parcel. The City, in coordination with SPWSD, has approved the utility plans under site work permit (SW18-00009). The CPDD (includes planning and engineering) has reviewed the final plat for compliance with the preliminary plat approval conditions (See Section IX).

RCW 58.17.110(1): “*The city, town, or county legislative body shall inquire into the public use and interest proposed to be served by the establishment of the subdivision and dedication. It shall determine:*

- (a) If appropriate provisions are made for, but not limited to, the public health, safety, and general welfare, for open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds, and shall consider all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school; and*
- (b) whether the public interest will be served by the subdivision and dedication.”*

Finding: The Hearing Examiner conclusions on approval of the Preliminary Plat stated:

- (a) Appropriate provisions are made for the public health, safety, and general welfare and for such open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school; and*
- (b) The public use and interest will be served by the platting of such subdivision and dedication.”*

Although the final plat deviates from the preliminary plan (please see Section VIII), the deviation does not materially affect these findings.

X. Compliance with Preliminary Plat Conditions of Approval

The following conditions from the Mallard Bay Preliminary Plat (PP16-00005) apply to this final plat:

1. *(deleted)*

Finding: *Condition no longer applicable. Deleted from the Preliminary Plat Notice of Decision.*

2. *(deleted)*

Finding: *Condition no longer applicable. Deleted from the Preliminary Plat Notice of Decision.*

3. *Coordinate water and sewer connection and service with the Sammamish Plateau Water & Sewer District. Water and sewer availability shall be required prior to issuance of the final plat approval.*

Finding: Water and Sewer availability certificates were issued by SPWSD on December 13th, 2016. City Staff coordinated with SPWSD on the utility design and utilities have been constructed under a Developer Extension with SPWSD.

4. *Prior to approval of the Construction permit for the roads, the Applicant shall demonstrate that the road configuration will accommodate turning radii for the fire ladder truck.*

Finding: A turning exhibit has been provided to the City for review demonstrating a fire ladder truck can maneuver through site.

5. *Site clearing shall [sic] on steep slopes shall be limited to April 1 – November 1.*

Finding: Site clearing activities began in May 2019 and were completed prior to November 1st, 2019.

6. *Prior to construction of the retaining wall for slope 3, additional geo-technical analysis shall be provided to the City that considers the impacts of temporary excavation for the proposed vault. Provide the City with an affidavit from a qualified professional that no issues were encountered during construction activities.*

Finding: A report dated March 30, 2018 by Aziz Engineering was received by the City addressing the required geo-technical analysis for the proposed vault. May 21, 2020 stamped letter from Riley Group, a geotechnical firm, was received by the City which states that no issues were encountered during the vault excavation or backfill.

7. *Slopes 4-6: on-site inspection of construction is required by geo-technical expert. Additional geo-technical review is necessary prior to the permitting of the wall that supports the road connection for the northern lots, to ensure global stability and monitor construction of the wall. Provide the City with an affidavit from a qualified professional that no issues were encountered during construction activities.*

Finding: A May 11, 2018 Technical Memorandum by Golder Associates addressing the stability of the wall supporting Road B (connection for the northern lots) in the area of Slopes 4-6, was received and reviewed (SW18-00009 and BLD18-00360). A May 21, 2020 stamped letter from Riley Group, a geotechnical firm, was received by the City which states that no issues were encountered during the construction of the wall.

8. *Slope 7: Geo-technical inspection of construction is required. Provide the City with an affidavit from a qualified professional that no issues were encountered during construction activities.*

Finding: The Riley Group, Inc., a geotechnical firm, observed the construction of the block wall along SE 43rd Way near Slope 7. The stamped letter provided by The Riley Group, Inc. dated May 21, 2020 states no issues were encountered during the construction of the wall.

9. *Prior to final plat approval, provide a report on the 2-9 feet of medium dense fill soils that underlie lots 5-9 and on whether mitigation measures are necessary to support buildings.*

Finding: The Riley Group, Inc., a geotechnical firm, observed the soils and provided recommendations for foundation design in their stamped letter dated May 21, 2020. Suitable soils for support of the residences should be provided in accordance with the recommendations in the letter. Recommendations provided by The Riley Group, Inc. should be verified during the building permit review.

10. *Excavation for the vault may encounter perched groundwater. Prior to issuance of the Site Work Permit to construct the vault, additional geo-technical information is required.*

Finding: A geotechnical report was prepared by Golder Associates and was submitted with the applicant's site work permit (SW18-0009) and building permit (BLD18-00359) application. The report described the soil types in this area and showed that the stormwater vaults were designed per the identified soil bearing and conditions. Further, during construction of the vault, the *Riley Group, geotechnical firm* was present on-site and provided a stamped letter dated May 21, 2020 confirmed "suitable conditions for the support of the vault were observed."

11. *Prior to final plat approval, impact fees will be required. Traffic impact fees have been completely satisfied with the repayment of the balance for LID 23.*

Finding: Payment has been received for Local Improvement District (LID) 24, mistakenly referred to as LID 23. Per Public Finance, Inc., a company that partners with local governments to assist in the financing of public benefit projects, the applicant paid the full amount in April 2017.

12. *Roads and the stormwater vaults shall be privately-owned.*

Finding: The plat plans identifies the roads and stormwater vaults as privately-owned and maintained.

13. *Prior to issuance of the first building occupancy, two trail signs, approved by King County shall be installed. One sign shall be provided in the Tract at the east trail connection. The second sign shall be placed at the trail intersection with SE 43rd Way. Signs shall also be placed along the property line with language stating there is no entry to park property except at authorized access points.*

Finding: This condition is no longer applicable. The King County trail has been reduced from 50-feet to 30-feet and development no longer encroaches into the easement. Please see Condition of Approval No. 25 for more information.

14. *Prior to issuance of building permits representing the 17th home, grading or construction impacts to the wetland/stream critical areas will be restored.*

Finding: This condition has not been fully satisfied. A financial bond has been provided to the City for mitigation work within the critical areas. Restoration work will not be inspected by the City until a request for temporary Certificate of Occupancy of the 17th home and will not be accepted by the City until Certificate of Occupancy of the last home. City Staff are tracking building permit issuance to ensure compliance.

15. *Each lot shall provide a minimum of two parking spaces. Where possible, driveways should be deeper than 18-feet to allow for guest parking. Six guest parking spaces shall be provided on top of the east stormwater detention facility in Tract D.*

Finding: This condition has been partially satisfied. Six parking spaces have been constructed on top of the east stormwater vault. City Staff will review parking quantities and driveway dimensions with each individual building permit to ensure compliance.

16. *Replace 4-foot chainlink fence around the recreation area with 4-foot black aluminum or steel picket fencing.*

Finding: A 4-foot black aluminum fence has been approved for the recreational area per the site work permit (SW18-0009). City Staff will ensure the fence has been installed upon final inspection of the site.

17. *Roads C & D will be 20-foot-wide concrete shared vehicle/pedestrian surface.*

Finding: Road C has not been designed to be a shared vehicle/pedestrian surface. Instead, Road C has been redesigned to consist of two 10.5-foot wide travel lanes with a five-foot wide landscape strip and a five-foot wide sidewalk flanking each side of the road. With the addition of the sidewalks, the road will no longer be used as a shared vehicle/pedestrian surface. The site work plans shows Road D as a 20-foot wide concrete shared vehicle/pedestrian surface. The site work permit (SW18-00009) has been reviewed and approved by City Staff. Although different from the condition of approval, the new design for Road C is equivalent.

18. *Approved tree protection measures must be in place prior to any construction or demolition activities and installed in conjunction with limits of clearing and grading delineation. Clearing and grading shall be outside the critical root zone of significant trees.*

Finding: Tree protection measures were installed in conjunction with limits of clearing and grading delineation prior to any construction or demolition activities to ensure grading occurred outside the critical root zone.

19. *Intersection of plat with SE 43rd Way shall be constructed per approved TIA16-00005. Left turn out may be allowed conditioned on construction of center lane merge pocket per City Standards.*

Finding: This intersection has been constructed per the approved traffic impact analysis (TIA16-00005) and the site work permit (SW18-00009).

20. *(deleted)*

Finding: Condition no longer applicable. Deleted from the Preliminary Plat Notice of Decision.

21. *Position driveway on the northly side of Lots 9 and 28 to allow for adequate back-up maneuvering.*

Finding: Driveway locations have been adjusted to allow for adequate back-up maneuvering. See site work permit (SW18-00009) Sheets C3.01 and C3.02.

22. *Position driveway on the southerly side of Lot 30 to allow for adequate back-up maneuvering.*

Finding: Driveway locations have been adjusted to allow for adequate back-up maneuvering. See site work permit (SW18-00009) Sheets C3.01 and C3.02.

23. *Submit supporting geotechnical information with the construction permit submittal for the proposed trenchless sewer connection.*

Finding: The applicant submitted a letter from Golder Associates, dated March 1, 2019, stating the trenchless construction of the stream crossing is feasible along with recommendations for design and construction. The trenchless sewer has been designed and constructed per the recommendations.

24. *Prior to final plat approval, an impervious surface table shall be provided that demonstrates the proposal does not exceed the impervious surface limitations for the property. The table shall provide a maximum square footage of impervious surface allowed per lot.*

Finding: A table identifying impervious surface limitations for each lot has been submitted to the City for review and approval. The table demonstrates the proposed development will not exceed 143,375.5-square-feet, which is the maximum impervious surface allowed for the development. The impervious surface limits for each lot will be reviewed with each building permit to ensure compliance with the table.

25. *There is a 50-foot E-W trail easement located at the northern edge of the parcel recorded to benefit King County. By November 30, 2017, an agreement will be entered into were [sic] the Applicant will either:*

- c. Remove all proposed lots from the encumbered property consistent with Exhibit 3 (revised), attached; or,*
- d. Provide a relocation agreement letter from King County Parks. The letter will acknowledge:*
 - 4. The County will agree to exchange the existing easement for a new easement, and*

5. *The Applicant will construct a mixed-use trail for the length of the property along SE 43rd Way. The trail will be a minimum 10 feet in width, but will be 12-15 feet where not limited by critical areas and will be separated from the curb, where possible with landscaping; and,*
6. *The County will either execute a separate agreement with the Applicant to relocate the easement or will be a signatory to this plat.*

If the parties fail to agree, King County shall submit a report to the Hearing Examiner; the Hearing Examiner may decide to re-open the hearing if necessary.

Finding: This condition has been partially satisfied. A three-party (King County, City of Issaquah, and Steve Burnstead Construction) Easement Agreement was executed and recorded (Rec. No. 21090814000892) to address this condition. The existing easement (Rec. No. 20151231001105) has been amended for King County to reduce the size of the easement from 50-feet to 30-feet in exchange for the applicant constructing a mixed-use trail for the length of the property along SE 43rd Way as part of the plat's frontage improvements. The single-family lots have been relocated outside of the easement. The trail has been designed and constructed to King County trail standards and ranges in size from 10-feet to 15-feet wide when not limited by critical areas and is separated from the curb with a landscape strip when possible. Once inspected and accepted the City will own and maintain the trail.

26. *The Applicant shall complete a cultural survey on the property prior to final plat approval.*

Finding: The applicant provided the City a cultural survey prepared by Tetra Tech dated October 2017. No archaeological materials were identified during the survey.

27. *This variance decision incorporates all of the Conditions from PP16-00005.*

Finding: Although the above statement is not a plat condition, the variance was incorporated into the preliminary staff report and Notice of Decision. Its intent is understood.

XI. Public Comments

Public notice was provided in accordance with IMC Chapter 18.04.180 (See Section III – Public Notification). Public comments were received after the mailed Notice of Application. The City received written comments. The following is a summary of the public comments and staff response. All public comments received can be reviewed under Exhibit 13.

Comment: *A resident expressed concern about pedestrians and vehicle safety. The resident wanted to understand what road improvements the project was proposing to address the additional vehicle trips resulting from the project and safe walkways to surrounding amenities. The resident also had concerns about the roundabout located to the south of the project.*

Response: A traffic impact study with analysis supporting the access design was submitted to the City for review. The traffic study proposed a right turn in and right/left turn out of the project site, which has been constructed. To address vehicle speed, the travel lanes widths along SE 43rd Way have been reduced. Narrower travel lanes tend to reduce traffic speeds.

The roundabout is not within the project's scope of work. I directed the resident to the City's Public Works Engineering Department for more information on future improvement projects.

XII. Recommended Conditions

Based upon the application and submitted plans, the Administration recommends that the Hearing Examiner approve the final plat application for Mallard Pointe, File No. FP20-00001, as presented in the Staff Report dated December 29, 2020; with the following conditions:

1. Minor, non-substantive adjustments may be made to the final plat at the discretion of the Director of the CPDD, prior to recording of the final plat mylars.
2. Prior to the applicant recording of the final plat with King County, the necessary signatures of City representatives must be signed on the mylar sheets.
3. The applicant shall record the approved final plat with the King County Department of Records and Elections.
4. A copy of the recorded final plat packages shall be provided to the CPDD within ten (10) days of recording with the King County Department of Records and Elections. The applicant shall also submit an electronic copy of the plats in a format acceptable to the Public Works Department.

XIII. Exhibits

1. Vicinity Map
2. Project Narrative, received February 27, 2020
3. Final Plat Application, received February 27, 2020.
4. Preliminary Plat Plans, PP16-00005.
5. Revise Preliminary Plat Map, PP16-00005
6. Hearing Examiner Preliminary Plat Findings, Conclusions, and Decision, dated October 16, 2017.
7. Final Plat Plan Sheets received on October 7, 2020.
8. Public Works Director Letter and Bond Summary, dated October 27, 2020.
9. Affidavit of Mailing – Notice of Application, dated March 19, 2020
10. Affidavit of Sign Posting, dated December 22, 2020
11. Affidavit of Mailing – Hearing Examiner Public Meeting, dated December 30, 2020
12. Copy of Seattle Times, issued December 30, 2020
13. Public Comment Letter

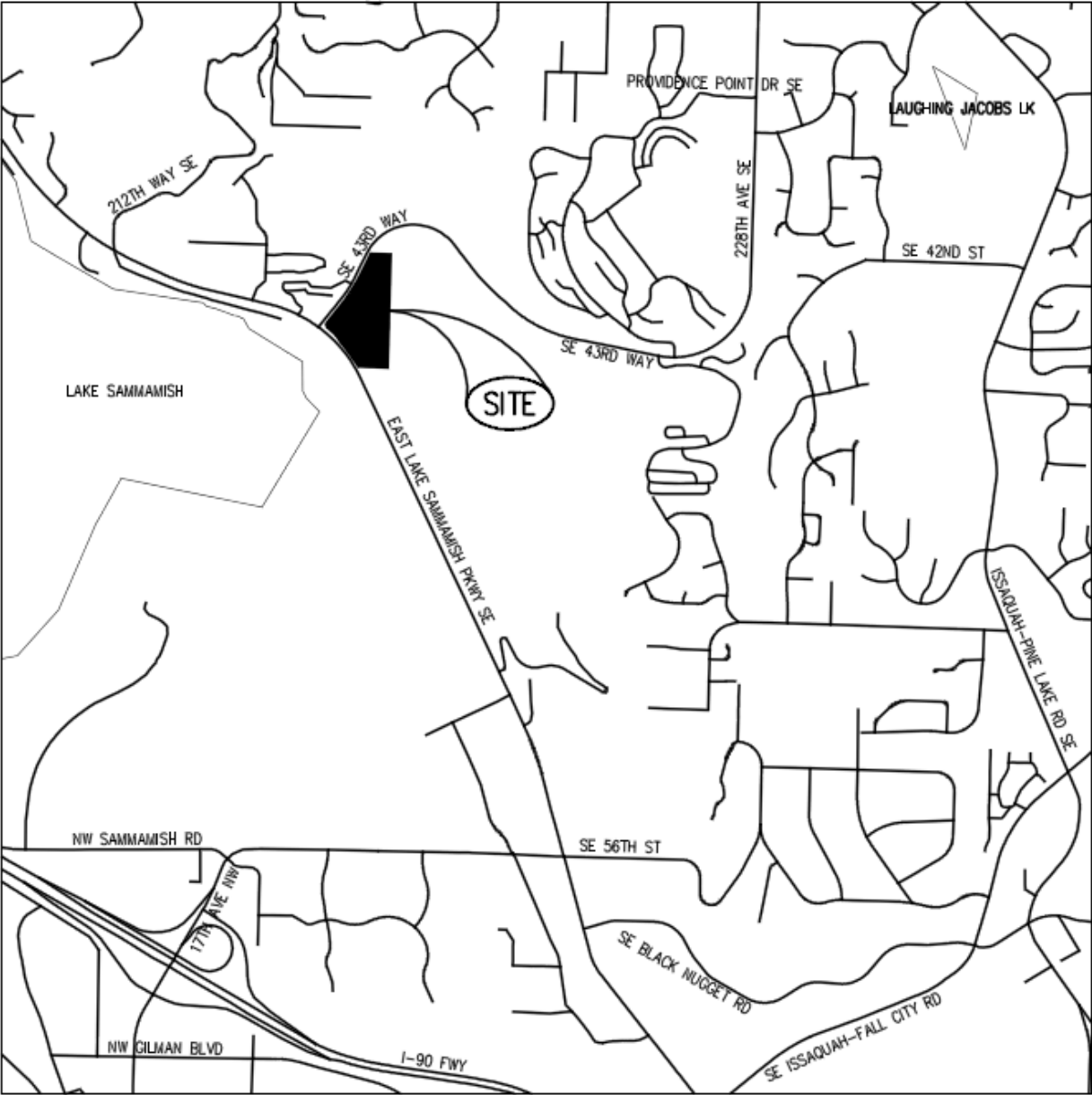


Figure 1-1: Vicinity Map

PROJECT NARRATIVE

The project site is located at 21403 SE 43rd Way in the City of Issaquah, King County. Specifically, the project is in the southwest quarter of the northwest quarter of Section 16, Township 24 North, Range 6 East, W.M. The site is bordered by a parcel owned by Sammamish Plateau Water to the north, Lake Sammamish State Park to the east, East Lake Sammamish Parkway to the south and SE 43rd Way to the west. The King County tax parcel ID number is shown in Table 1 below (refer to the King County Parcel Reports included in Appendix A).

Table 1: Parcel Information		
KC Parcel #	Parcel Area (SF)	Parcel Area (ac)
1624069007	566,400	13.0

*Parcel Area is per the Boundary and Topographic survey completed not IMap

The total parcel area is approximately 13.0 acres in size and completely forested. The project area drains south and west down steep slopes (slopes 40% or greater) to creek running parallel to SE 43rd Way and then southeast into Wetland A in the south portion of the site, which discharges to Lake Sammamish under East Lake Sammamish Parkway. There is no upstream area draining to the project.

The proposed development includes 34 lots, an Aluminum Box Culvert, two detention vaults, two BayFilter Systems and the associated roads and utilities. Tract A and B is the critical area tract for this project. See *Figure 1-1: Vicinity Map*, provided below.

The project will be designed using the guidelines and requirements established in the 2009 King County Surface Water Design Manual (2009 KCSWDM) and City of Issaquah Addendum criteria. The project will be adding more than 5,000 square feet of new impervious area so it is required to apply Conservation Flow Control (Level 2) and Sensitive Lake Water Quality.

Land Use Application #781308 - Mallard Pointe

Project Contact

Company Name: Core Design, Inc.

Name: Bob West

Email: rdw@coredesigninc.com

Address: 12100 NE 195th Street Suite
300

Phone #: 425-885-7877

Bothell WA 98011

Project Type

Any Project Type

Activity Type

Land Division

Scope of Work

Plat - Final

Project Name: Mallard Pointe

Description of Work: Mallard Pointe Final Plat

Project Details

Project Information

Use (s) - proposed

Single Family Lots

Use - existing

Forested

PRELIMINARY PLAT
OF
MALLARD BAY
FOR
STEVE BURNSTEAD CONSTRUCTION, LLC
ISSAQUAH, WASHINGTON

VERTICAL DATUM

NAVD 88

BENCHMARK

ELEVATIONS DERIVED VIA GNSS METHODS.

BASIS OF BEARINGS

WASHINGTON STATE PLANE, NORTH ZONE.
N32°35'20"E BETWEEN THE MONUMENTS FOUND IN PLACE ON THE CENTERLINE OF S.E. 43RD WAY.

REFERENCES

- BOUNDARY SURVEY RECORDED IN VOLUME 61 OF SURVEYS, PAGE 127, RECORDING NUMBER 8806169004, RECORDS OF KING COUNTY, WASHINGTON.
- SEVENTH AMENDMENT TO SURVEY MAP AND PLANS FOR ALTA AT THE LAKE CONDOMINIUM RECORDED IN VOLUME 238 OF SURVEYS, PAGES 18-21, RECORDING NUMBER 20150515000259, RECORDS OF KING COUNTY, WASHINGTON.

LEGAL DESCRIPTION

THAT PORTION OF GOVERNMENT LOT 1 IN SECTION 16, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION;
THENCE SOUTH 1°55'07" WEST ALONG THE WEST LINE OF SAID SECTION 1,312.26 FEET TO THE NORTHWEST CORNER OF SAID GOVERNMENT LOT;
THENCE SOUTH 88°16'22" EAST ALONG SAID NORTH LINE OF SAID GOVERNMENT LOT, 1,338.40 FEET TO THE NORTHEAST CORNER OF SAID GOVERNMENT LOT;
THENCE SOUTH 12°15' WEST ALONG THE EAST LINE THEREOF 70.70 FEET TO THE SOUTH LINE OF THE NORTH 70.70 FEET OF SAID GOVERNMENT LOT AND THE TRUE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 12°15' WEST ALONG SAID EAST LINE 1,246.07 FEET TO THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT;
THENCE NORTH 88°04'47" WEST ALONG THE SOUTH LINE THEREOF 332.64 FEET TO INTERSECT THE NORTHEASTERLY MARGIN OF THE RIGHT OF WAY FOR EAST LAKE SAMMAMISH PARKWAY S.E. AS NOW LOCATED AT A POINT ON THE ARC OF A CURVE FROM WHICH THE CENTER LIES SOUTH 59°46'33" WEST 1,546.06 FEET DISTANT;
THENCE NORTHWESTERLY ALONG SAID CURVE AND MARGIN, TO THE LEFT, THROUGH A CENTRAL ANGLE OF 11°34'10", AN ARC LENGTH OF 312.19 FEET;
THENCE NORTH 34°34'28" WEST ALONG SAID MARGIN 106.71 FEET TO INTERSECT THE ARC OF A CURVE AT A POINT FROM WHICH THE CENTER LIES SOUTH 44°19'22" WEST 1,563.06 FEET DISTANT;
THENCE NORTHWESTERLY ALONG SAID CURVE AND MARGIN TO THE LEFT, THROUGH A CENTRAL ANGLE OF 4°57'59", AN ARC LENGTH OF 135.49 FEET TO A POINT OF REVERSE CURVATURE AND THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET;
THENCE NORTHERLY AND NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°13'57" AN ARC LENGTH OF 54.51 FEET TO A POINT OF TANGENCY ON THE SOUTHEASTERLY MARGIN OF S.E. 43RD WAY (228TH AVENUE S.E.) AS NOW LOCATED;
THENCE NORTH 38°35'20" EAST ALONG SAID MARGIN 299.08 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1,474.39 FEET;
THENCE NORTHEASTERLY ALONG SAID CURVE AND MARGIN, THROUGH A CENTRAL ANGLE OF 12°00'00", AN ARC LENGTH OF 308.80 FEET TO A POINT OF TANGENCY;
THENCE NORTH 26°35'20" EAST ALONG SAID MARGIN 282.16 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 530.96 FEET;
THENCE NORTHEASTERLY ALONG SAID CURVE AND MARGIN, THROUGH A CENTRAL ANGLE, OF 1°59'37" AN ARC LENGTH OF 18.46 FEET TO SAID SOUTH LINE OF THE NORTH 70.70 FEET;
THENCE SOUTH 88°16'22" EAST ALONG SAID LINE 216.90 FEET TO THE TRUE POINT OF BEGINNING.

SITE INFORMATION

DRAINAGE BASIN	PROVIDENCE POINT
GROSS SITE AREA	13.00 ACRES (566,400± SF)
DEVELOPABLE SITE AREA	7.53 ACRES
IMPERVIOUS SURFACE	36%
PERVIOUS SURFACE	64%
REQUIRED SETBACKS	FRONT: 10' SIDE: 5' REAR: 20'
PARKING REQUIRED	68 STALLS (68 PROVIDED)
ZONING	MF-H (29 DU/AC)
TOTAL NUMBER OF PROPOSED UNITS	34
ALLOWED DENSITY	29 DU/AC
PROPOSED DENSITY	4.52 DU/AC
LAND USE PERMITTED	RESIDENTIAL, RETAIL, RECREATIONAL, PUBLIC UTILITIES, OFFICE
LAND USE PROPOSED	RESIDENTIAL
ASSESSOR'S PARCEL NUMBERS	1624069007
UTILITY PURVEYORS	SAMMAMISH PLATEAU WATER SAMMAMISH PLATEAU WATER CITY OF ISSAQUAH QWEST COMMUNICATIONS PUGET SOUND ENERGY COMCAST
OTHER SERVICES	SCHOOL DISTRICT FIRE PROTECTION

SOIL TYPE

SOILS CONSIST MAINLY OF TOPSOIL OVERLYING NATIVE DEPOSITS OF GLACIAL LACUSTRINE SEDIMENTS AND/OR SAND AND GRAVEL DEPOSITS

EXISTING VEGETATION

FORESTED

DENSITY CALCULATIONS

GROSS SITE AREA	13.00 AC
13.00 x 29 DU/AC =	377.0 MAX. DU

REQUIRED PERMITS

SITE WORK PERMIT
NPDES PERMIT
RIGHT OF WAY USE PERMIT

OWNER

STEVE BURNSTEAD CONSTRUCTION, LLC
11980 NE 24TH STREET, SUITE 200
(425)454-1900 EXT. 218
CONTACT: LEO SUVER
LEO@BURNSTEAD.COM

ENGINEER/SURVEYOR
PLANNER/LANDSCAPE

CORE DESIGN, INC.
14711 N.E. 29TH PL. SUITE 101
BELLEVUE, WA 98007
(425) 885-7877
CONTACTS -
ENGINEER: SHERI MURATA, P.E.; SHM@COREDESIGNINC.COM
SURVEYOR: ROBERT WEST, P.L.S.; RDW@COREDESIGNINC.COM
LANDSCAPE ARCHITECT: LINDSEY SOLORIO, R.L.A.; LBA@COREDESIGNINC.COM
PLANNER: LAFE HERMANSEN; LBH@COREDESIGNINC.COM

GEOTECHNICAL ENGINEER

GOLDER ASSOCIATES INC.
18300 NE UNION HILL ROAD, SUITE 200
REDMOND, WA 98052
(206) 316-5551
CONTACT: JIM JOHNSON, LG, LEG
JIM_JOHNSON@GOLDER.COM

ARBORIST

GREENFOREST INC.
4547 S LUCILE ST.
EVERETT, WA 98118
(206) 723-0656
CONTACT: FAVERO GREENFOREST, MS
GREENFOREST@MINDSPRING.COM

TRAFFIC ENGINEER

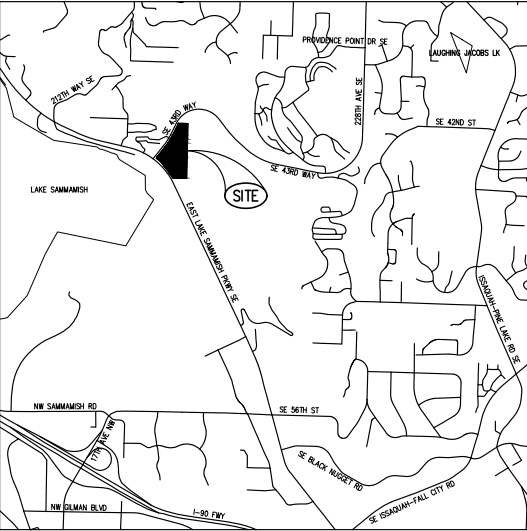
TENW
11400 8TH STREET, SUITE 200
BELLEVUE, WA 98004
(425) 250-0581
CONTACT: JEFF SCHRAMM
SCHRAMM@TENW.COM

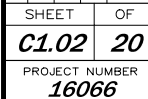
WETLAND CONSULTANT

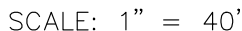
TALASAEA CONSULTANTS, INC.
15020 BEAR CREEK ROAD N.E.
WOODINVILLE, WA 98077
(425) 861-7550
CONTACT: BILL SHIELS
BSHIELS@TALASAEA.COM

SHEET INDEX

C1.01	TITLE SHEET
C1.02-C1.03	EXISTING CONDITIONS PLAN
C1.04	PRELIMINARY PLAT MAP
C4.00	COMPOSITE GRADING AND UTILITY PLAN
C4.01-C4.03	PRELIMINARY GRADING AND UTILITY PLAN
C4.21	PRELIMINARY ROAD PROFILES AND DETAILS
C4.22	PRELIMINARY ROAD PROFILES
L1.01-L1.04	PRELIMINARY TREE RETENTION PLAN
L2.01-L2.03	PRELIMINARY LANDSCAPE PLAN
L2.04	PRELIMINARY LANDSCAPE SCHEDULE AND NOTES
L2.31-L2.32	PRELIMINARY LANDSCAPE DETAILS







NAVD 88

BENCHMARK

ELEVATIONS DERIVED VIA GNSS METHODS.

BASIS OF BEARINGS

WASHINGTON STATE PLANE, NORTH ZONE.
N32°35'20"E BETWEEN THE MONUMENTS FOUND IN PLACE ON THE CENTERLINE OF S.E. 43RD WAY.

REFERENCES

1. BOUNDARY SURVEY RECORDED IN VOLUME 61 OF SURVEYS, PAGE 127, RECORDING NUMBER 8806169004, RECORDS OF KING COUNTY, WASHINGTON.
2. SEVENTH AMENDMENT TO SURVEY MAP AND PLANS FOR ALTA AT THE LAKE CONDOMINIUM RECORDED IN VOLUME 238 OF SURVEYS, PAGES 18-21, RECORDING NUMBER 20150515000259, RECORDS OF KING COUNTY, WASHINGTON.

LEGAL DESCRIPTION

THAT PORTION OF GOVERNMENT LOT 1 IN SECTION 16, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION;

THENCE SOUTH 150°07' WEST ALONG THE WEST LINE OF SAID SECTION 1,312.26 FEET TO THE NORTHWEST CORNER OF SAID GOVERNMENT LOT;

THENCE SOUTH 88°16'22" EAST ALONG SAID NORTH LINE OF SAID GOVERNMENT LOT, 1,338.40 FEET TO THE NORTHEAST CORNER OF SAID GOVERNMENT LOT;

THENCE SOUTH 12°51'15" WEST ALONG THE EAST LINE THEREOF 70.70 FEET TO THE SOUTH LINE OF THE NORTH 70.70 FEET OF SAID GOVERNMENT LOT AND THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 12°51'15" WEST ALONG SAID EAST LINE 1,246.07 FEET TO THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT;

THENCE NORTH 88°04'47" WEST ALONG THE SOUTH LINE THEREOF 332.64 FEET TO INTERSECT THE NORTHEASTERLY MARGIN OF THE RIGHT OF WAY FOR EAST LAKE SAMAMAH PARKWAY S.E. AS NOW LOCATED AT A POINT ON THE ARC OF A CURVE OF 154.60 FEET TO A POINT OF TANGENCY;

THENCE NORTHWESTERLY ALONG SAID CURVE AND MARGIN, TO THE LEFT, THROUGH A CENTRAL ANGLE OF 11°34'01", AN ARC LENGTH OF 312.19 FEET;

THENCE NORTH 34°34'20" WEST ALONG SAID MARGIN 106.71 FEET TO INTERSECT THE ARC OF A CURVE AT A POINT FROM WHICH THE CENTER OF THE CURVE 44°19'22" WEST 1,583.03 FEET DISTANCE;

THENCE NORTHWESTERLY ALONG SAID CURVE AND MARGIN TO THE LEFT, THROUGH A CENTRAL ANGLE OF 4°57'59", AN ARC LENGTH OF 135.49 FEET TO A POINT OF REVERSE CURVATURE AND THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 53,036 FEET;

THENCE NORTHERLY AND NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°15'57" AN ARC LENGTH OF 54.51 FEET TO A POINT OF TANGENCY ON THE SOUTHEASTERLY MARGIN OF S.E. 43RD WAY (228TH AVENUE S.E.) AS NOW LOCATED;

THENCE NORTH 38°35'20" EAST ALONG SAID MARGIN 299.08 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1,474.39 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE AND MARGIN, THROUGH A CENTRAL ANGLE OF 12°00'00", AN ARC LENGTH OF 18.46 FEET TO A POINT OF TANGENCY;

THENCE NORTH 26°35'20" EAST ALONG SAID MARGIN 282.16 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 53,036 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE AND MARGIN, THROUGH A CENTRAL ANGLE, OF 1°59'37" AN ARC LENGTH OF 18.46 FEET TO SAID SOUTH LINE OF THE NORTH 70.70 FEET;

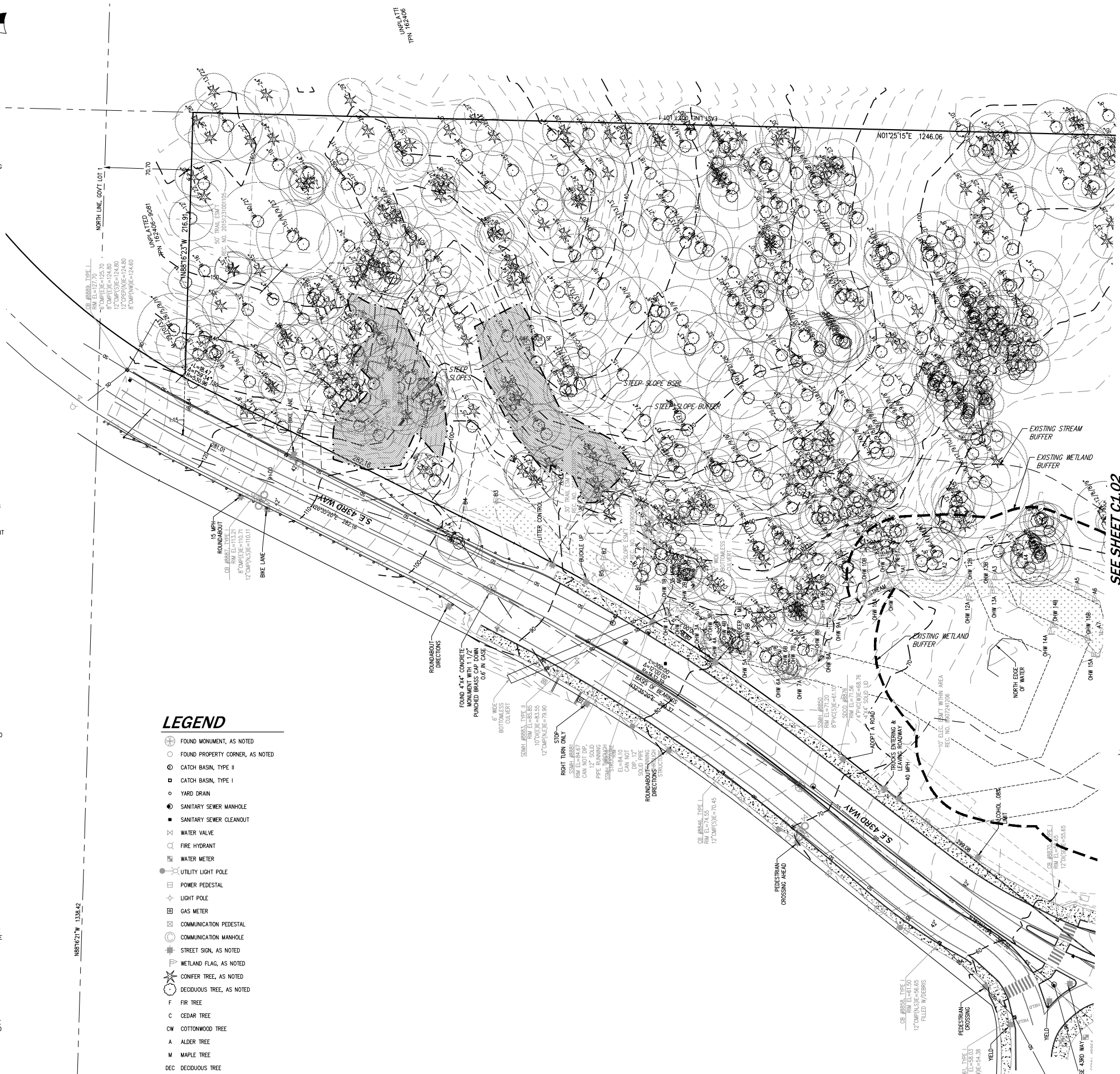
THENCE SOUTH 88°16'22" EAST ALONG SAID SOUTH LINE 216.60 FEET TO THE TRUE POINT OF BEGINNING.

RESTRICTIONS





















1. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF AN EASEMENT TO MAKE SLOPES FOR CUTS AND FILLS AS GRANTED TO KING COUNTY AS DISCLOSED BY INSTRUMENT 4797362. (UNABLE TO ACCURATELY LOCATE)
2. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF AN EASEMENT TO MAKE SLOPES FOR CUTS AND FILLS AS GRANTED TO KING COUNTY AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 720820592 (SHOWN HEREON)
3. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF AN EASEMENT TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR, REPLACE, AND ENLARGE A SINGLE DISTRIBUTION LINES, AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 8907241206. (SHOWN HEREON)
4. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF AN EASEMENT TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR, REPLACE, AND ENLARGE ONE OR MORE ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINES AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 8907311451. (SHOWN HEREON)
5. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF A DRAINAGE EASEMENT CONDEMNED IN KING COUNTY SUPERIOR COURT UNDER CAUSE NUMBER 88-2-12251-2.
6. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF A SLOPE EASEMENT CONDEMNED IN KING COUNTY SUPERIOR COURT UNDER CAUSE NUMBER 88-2-12251-2.
7. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF A CONSERVATION EASEMENT AS GRANTED TO SHOALWATER BAY INDIAN TRIBE, DOING BUSINESS AS FRIET ELECTRIC TRANSMISSION AND/OR DISTRIBUTION AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 9603290407. (SHOWN HEREON)
8. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT FOR EMERGENCY FIRE ACCESS OVER OTHER PROPERTY AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 1990073000905. (UNABLE TO ACCURATELY LOCATE)
9. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF AN EASEMENT FOR INGRESS AND EGRESS TO MAINTAIN CABLE TELEVISION FACILITIES AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20010822000570
10. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF A CONSTRUCTION EASEMENT AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20061205001505 AND 20061222000262. (AFFECTS THE ENTIRE PROPERTY)
11. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF AN EASEMENT FOR PUBLIC ACCESS AND TEMPORARY CONSTRUCTION AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 2009060301837. (SHOWN HEREON)
12. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF AN EASEMENT FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20090604000457. (SHOWN HEREON)
13. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF AN EASEMENT FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20090604000458. (UNABLE TO LOCATE)
14. THIS SITE IS SUBJECT TO THE RIGHTS INCIDENTAL TO AN EASEMENT FOR PUBLIC PEDESTRIAN AND NON-MOTORIZED TRAIL AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 2015123100105. (SHOWN HEREON)
15. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF MALLARD BAY LIFT STATION ULD 5-21 PARTICIPATION AND REIMBURSEMENT AGREEMENT AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20050210001317.
16. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF MALLARD BAY LIFT STATION ULD 5-21 REIMBURSEMENT AGREEMENT AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20050210001318.
17. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF A COST SHARING AGREEMENT AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20061205001403.
18. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF A DEVELOPMENT AGREEMENT AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20061211001355.
19. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF NOTICE OF OBLIGATION TO CONSTRUCTION DEVELOPER EXTENSION AGREEMENT AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20080729001599.
20. THIS SITE IS SUBJECT TO THE RIGHT TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS AS GRANTED IN DEED RECORDED UNDER RECORDING NUMBER 7307200497 (ROW FOR SE 43RD WAY)
21. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF NOTICES OF CHARGES BY WATER, SEWER, AND/OR STORM AND SURFACE WATER UTILITIES, RECORDED UNDER RECORDING NUMBERS 8901150659, 20041201000040 AND 200601260007170.

NOTES

1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM CHICAGO TITLE INSURANCE COMPANY ALTA COMMITMENT NUMBER 0066908-06. IN PREPARING THIS MAP, CORE DESIGN, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THIS MAP. DISCREPANCY BY THE REFERENCED CHICAGO TITLE COMMITMENT. CORE DESIGN, INC. HAS RELIED WHOLLY ON CHICAGO TITLE'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE, CORE DESIGN, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
2. THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON DECEMBER 7, 2016. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN OCTOBER, 2016.
3. PROPERTY AREA = 566,400+ SQUARE FEET (13,027+ ACRES).
4. ALL DISTANCES ARE IN FEET.
5. THIS IS A FIELD TRAVERSE SURVEY. A SOKKIA FIVE SECOND COMBINED ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
6. UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES WITH EVIDENCE OF THEIR INSTALLATION VISIBLE AT GROUND SURFACE ARE SHOWN HEREIN. UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE. ONLY UNDERGROUND CONNECTIONS ARE SHOWN AS STRAIGHT LINES BETWEEN SURFACE UTILITY LOCATIONS. THERE MAY BE OTHER UTILITY LOCATIONS NOT SHOWN HEREIN. UNDERGROUND UTILITIES SHOWN HEREON MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS. CORE DESIGN ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS.



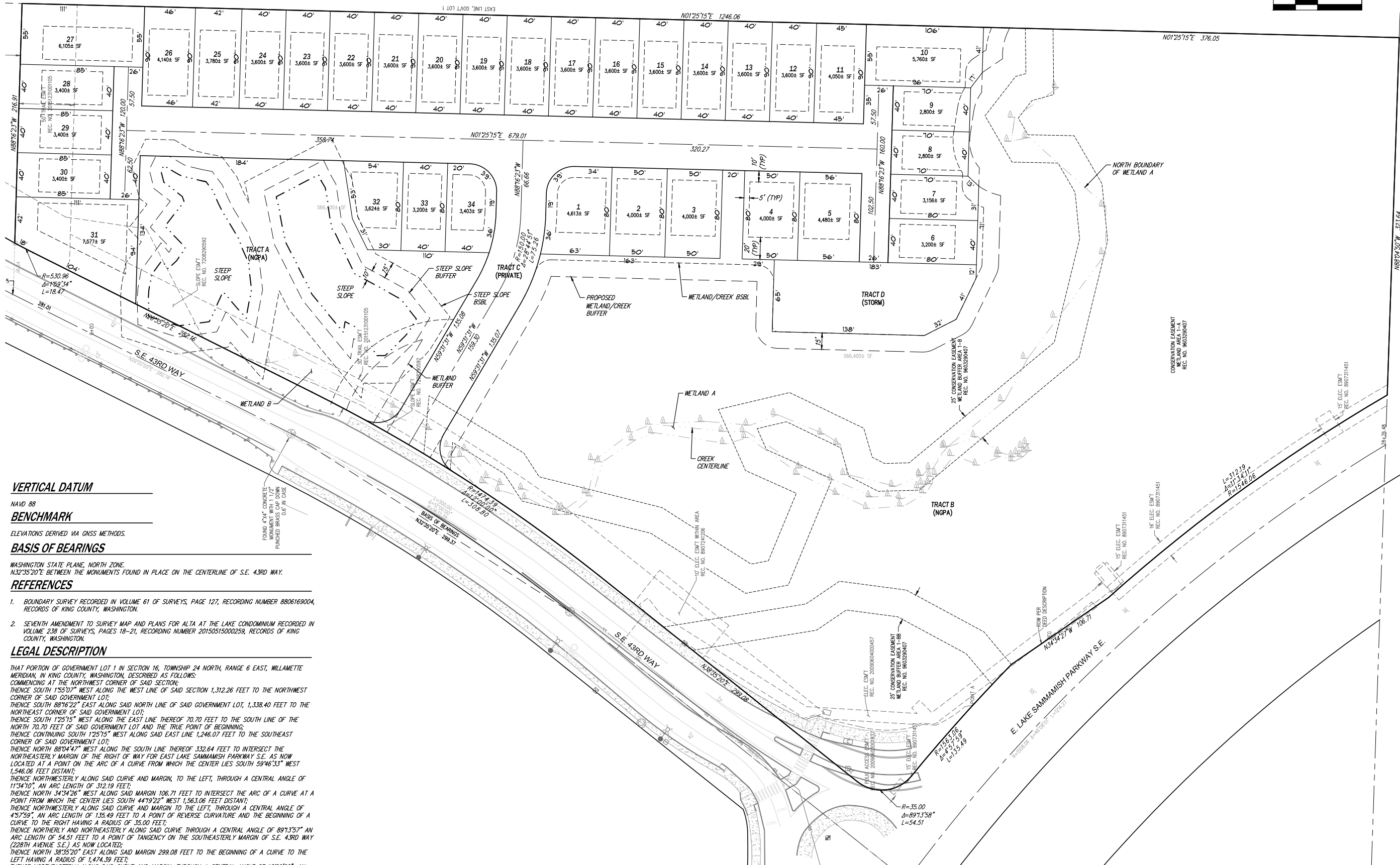
LEGEND

-  FOUND MONUMENT, AS NOTED
-  FOUND PROPERTY CORNER, AS NOTED
-  CATCH BASIN, TYPE II
-  CATCH BASIN, TYPE I
-  YARD DRAIN
-  SANITARY SEWER MANHOLE
-  SANITARY SEWER CLEANOUT
-  WATER VALVE
-  FIRE HYDRANT
-  WATER METER
-  UTILITY LIGHT POLE
-  POWER PEDESTAL
-  LIGHT POLE
-  GAS METER
-  COMMUNICATION PEDESTAL
-  COMMUNICATION MANHOLE
-  STREET SIGN, AS NOTED
-  WETLAND FLAG, AS NOTED
-  CONIFER TREE, AS NOTED
-  DECIDUOUS TREE, AS NOTED
- F FIR TREE
- C CEDAR TREE
- CW COTTONWOOD TREE
- A ALDER TREE
- M MAPLE TREE
- DEC DECIDUOUS TREE

NOTE

SEE CRITICAL AREA REPORT
PREPARED BY TALASAEA FOR
ADDITIONAL INFORMATION/DETAIL.

DATE		DESIGNED		DRAWN		APPROVED		PROJECT NUMBER	
12/01/2016		SHERI H. MURATA, P.E.		DAVID S. VAUGHN		SHERI H. MURATA, P.E.		16066	
SHEET		OF							
C1.03		20							



VERTICAL DATUM

NAVD 88

BENCHMARK

ELEVATIONS DERIVED VIA GNSS METHODS.

BASIS OF BEARINGS

WASHINGTON STATE PLANE, NORTH ZONE.
N32°35'20"E BETWEEN THE MONUMENTS FOUND IN PLACE ON THE CENTERLINE OF S.E. 43RD WAY.

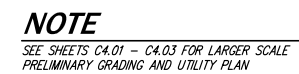
REFERENCES

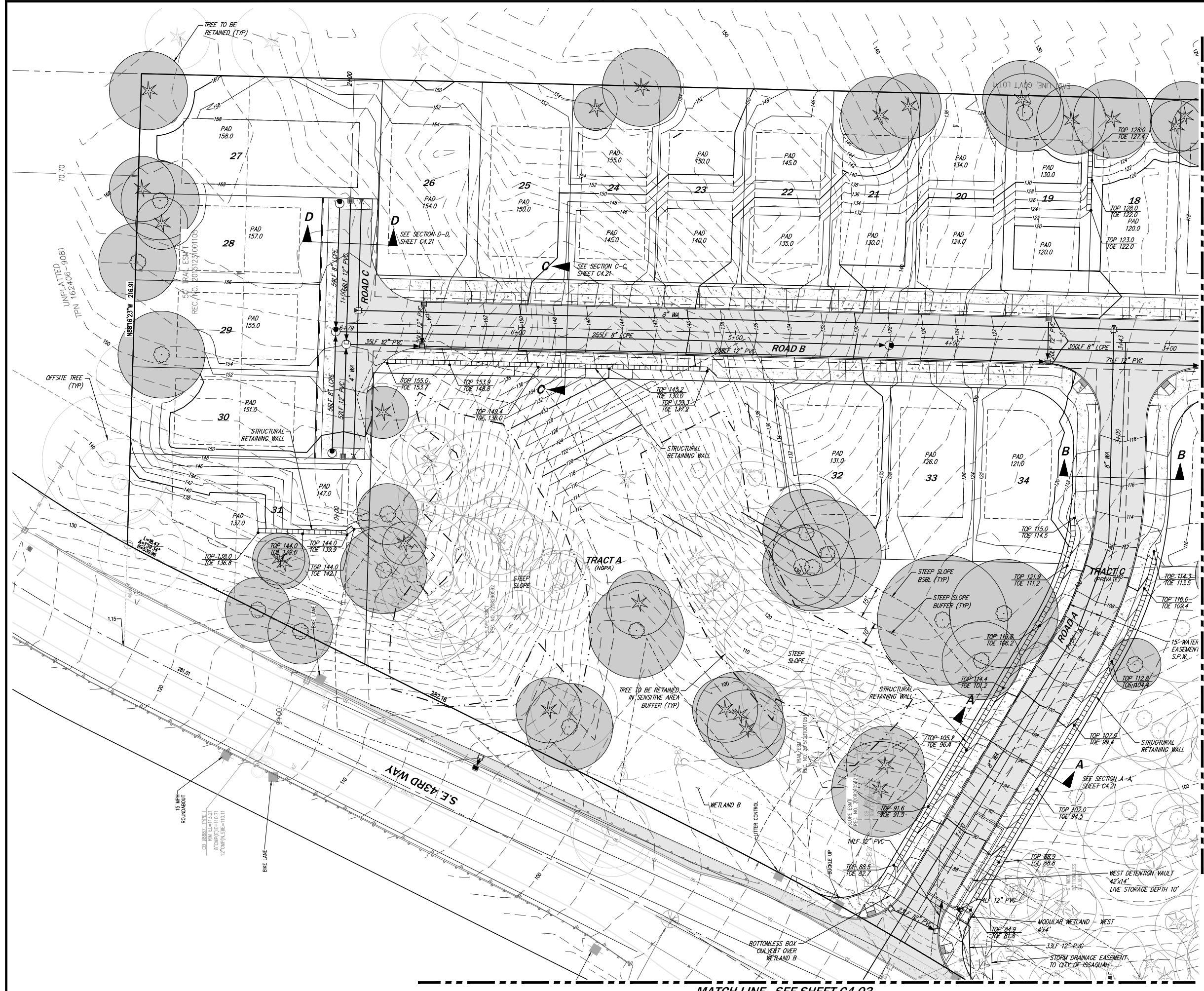
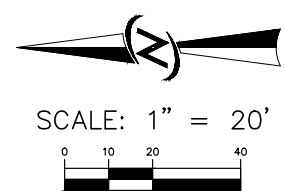
- BOUNDARY SURVEY RECORDED IN VOLUME 61 OF SURVEYS, PAGE 127, RECORDING NUMBER 8806169004, RECORDS OF KING COUNTY, WASHINGTON.
- SEVENTH AMENDMENT TO SURVEY MAP AND PLANS FOR ALTA AT THE LAKE CONDOMINIUM RECORDED IN VOLUME 238 OF SURVEYS, PAGES 18-21, RECORDING NUMBER 20150515000259, RECORDS OF KING COUNTY, WASHINGTON.

LEGAL DESCRIPTION

THAT PORTION OF GOVERNMENT LOT 1 IN SECTION 16, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION;
THENCE SOUTH 1°55'07" WEST ALONG THE WEST LINE OF SAID SECTION 1,312.26 FEET TO THE NORTHWEST CORNER OF SAID GOVERNMENT LOT;
THENCE SOUTH 88°16'22" EAST ALONG SAID NORTH LINE OF SAID GOVERNMENT LOT, 1,338.40 FEET TO THE NORTHEAST CORNER OF SAID GOVERNMENT LOT;
THENCE SOUTH 1°25'15" WEST ALONG THE EAST LINE THEREOF 70.70 FEET TO THE SOUTH LINE OF THE NORTH 70.70 FEET OF SAID GOVERNMENT LOT AND THE TRUE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 1°25'15" WEST ALONG SAID EAST LINE 1,246.07 FEET TO THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT;
THENCE NORTH 88°04'47" WEST ALONG THE SOUTH LINE THEREOF 332.64 FEET TO INTERSECT THE NORTHEASTERLY MARGIN OF THE RIGHT OF WAY FOR EAST LAKE SAMMAMISH PARKWAY S.E. AS NOW LOCATED AT A POINT ON THE ARC OF A CURVE FROM WHICH THE CENTER LIES SOUTH 59°46'33" WEST 1,546.06 FEET DISTANT;
THENCE NORTHWESTERLY ALONG SAID CURVE AND MARGIN, TO THE LEFT, THROUGH A CENTRAL ANGLE OF 11°34'10", AN ARC LENGTH OF 312.19 FEET;
THENCE NORTH 34°34'26" WEST ALONG SAID MARGIN 106.71 FEET TO INTERSECT THE ARC OF A CURVE AT A POINT FROM WHICH THE CENTER LIES SOUTH 44°19'22" WEST 1,563.06 FEET DISTANT;
THENCE NORTHWESTERLY ALONG SAID CURVE AND MARGIN TO THE LEFT, THROUGH A CENTRAL ANGLE OF 4°57'59", AN ARC LENGTH OF 135.49 FEET TO A POINT OF REVERSE CURVATURE AND THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET;
THENCE NORTHERLY AND NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°13'57" AN ARC LENGTH OF 54.51 FEET TO A POINT OF TANGENCY ON THE SOUTHEASTERLY MARGIN OF S.E. 43RD WAY (228TH AVENUE S.E.) AS NOW LOCATED;
THENCE NORTH 38°35'20" EAST ALONG SAID MARGIN 299.08 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1,474.39 FEET;
THENCE NORTHEASTERLY ALONG SAID CURVE AND MARGIN, THROUGH A CENTRAL ANGLE OF 12°00'00", AN ARC LENGTH OF 308.80 FEET TO A POINT OF TANGENCY;
THENCE NORTH 26°35'20" EAST ALONG SAID MARGIN 282.16 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 530.96 FEET;
THENCE NORTHEASTERLY ALONG SAID CURVE AND MARGIN, THROUGH A CENTRAL ANGLE, OF 1°59'37" AN ARC LENGTH OF 18.46 FEET TO SAID SOUTH LINE OF THE NORTH 70.70 FEET;
THENCE SOUTH 88°16'22" EAST ALONG SAID LINE 216.90 FEET TO THE TRUE POINT OF BEGINNING.

DATE		DESIGNED		DRAWN		APPROVED		PROJECT MANAGER	
DECEMBER 2016		SHERI H. MURATA, P.E.		DAVID S. VAUGHN		SHERI H. MURATA, P.E.		JAMES A. OLSEN, P.E.	
SHEET		OF		PROJECT NUMBER					
C1.04		20		16066					
<p>PRELIMINARY PLAT MAP MALLARD BAY STEVE BURNSTEAD CONSTRUCTION, LLC 11980 NE 24TH STREET SUITE 200 BELLEVUE, WA 98005</p>									
<p>CORE DESIGN ENGINEERING • PLANNING • SURVEYING</p>									
<p>14711 NE 29th Place Suite 101 Bellevue, Washington 98007 425.885.7877 Fax 425.885.7963</p>									
<p>DAVID S. VAUGHN REGISTERED PROFESSIONAL SURVEYOR NO. 12466</p>									
<p>REVISIONS</p>									





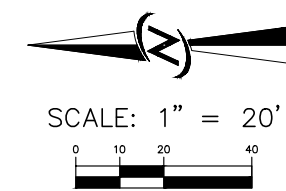
MATCH LINE - SEE SHEET C4.02

SEE SECTION B-B, SHEET C4.21

LEGEND

- FOUND MONUMENT, AS NOTED
- FOUND PROPERTY CORNER, AS NOTED
- CATCH BASIN, TYPE II
- CATCH BASIN, TYPE I
- YARD DRAIN
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- UTILITY LIGHT POLE
- POWER PEDESTAL
- LIGHT POLE
- GAS METER
- COMMUNICATION PEDESTAL
- COMMUNICATION MANHOLE
- STREET SIGN, AS NOTED
- WETLAND FLAG, AS NOTED
- CONIFER TREE, AS NOTED
- DECIDUOUS TREE, AS NOTED
- F FIR TREE
- C CEDAR TREE
- CW COTTONWOOD TREE
- A ALDER TREE
- M MAPLE TREE
- DEC DECIDUOUS TREE

DATE: 12/16/2016		DESIGNED: SHERI H. MURATA, P.E.		DRAWN: DAVID S. VAUGHN		APPROVED: SHERI H. MURATA, P.E.		PROJECT MANAGER: JAMES A. OLSEN, P.E.	
SHEET: C4.01		OF: 20		PROJECT NUMBER: 16066		PRELIMINARY GRADING AND UTILITY PLAN MALLARD BAY STEVE BURNSTEAD CONSTRUCTION, LLC 11980 NE 24TH STREET SUITE 200 BELLEVUE, WA 98005			
REVISIONS:		14711 NE 29th Place Suite 101 Bellevue, Washington 98007 425.885.7877 Fax 425.885.7963							
NO.		CORE DESIGN ENGINEERING • PLANNING • SURVEYING							



MATCH LINE - SEE SHEET C4.01

MATCH LINE - SEE SHEET C4.03

- LEGEND**
- FOUND MONUMENT, AS NOTED
 - FOUND PROPERTY CORNER, AS NOTED
 - CATCH BASIN, TYPE II
 - CATCH BASIN, TYPE I
 - YARD DRAIN
 - SANITARY SEWER MANHOLE
 - SANITARY SEWER CLEANOUT
 - WATER VALVE
 - FIRE HYDRANT
 - WATER METER
 - UTILITY LIGHT POLE
 - POWER PEDESTAL
 - LIGHT POLE
 - GAS METER
 - COMMUNICATION PEDESTAL
 - COMMUNICATION MANHOLE
 - STREET SIGN, AS NOTED
 - WETLAND FLAG, AS NOTED
 - CONIFER TREE, AS NOTED
 - DECIDUOUS TREE, AS NOTED
 - FIR TREE
 - CEDAR TREE
 - COTTONWOOD TREE
 - ALDER TREE
 - MAPLE TREE
 - DECIDUOUS TREE

DATE: DECEMBER 2016		DESIGNED: SHERI H. MURATA, P.E.		DRAWN: DAVID S. VAUGHN		APPROVED: SHERI H. MURATA, P.E.		PROJECT MANAGER: JAMES A. OLSEN, P.E.	
PROJECT NUMBER: 16066		SHEET: C4.02		OF: 20		PROJECT MANAGER: JAMES A. OLSEN, P.E.			
PRELIMINARY GRADING AND UTILITY PLAN MALLARD BAY STEVE BURNSTEAD CONSTRUCTION, LLC 11980 NE 24TH STREET SUITE 200 BELLEVUE, WA 98005									
14711 NE 29th Place Suite 101 Bellevue, Washington 98007 425.885.7877 Fax 425.885.7963									
CORE DESIGN ENGINEERING • PLANNING • SURVEYING									
12-16-16									

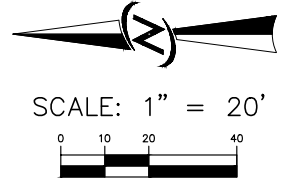
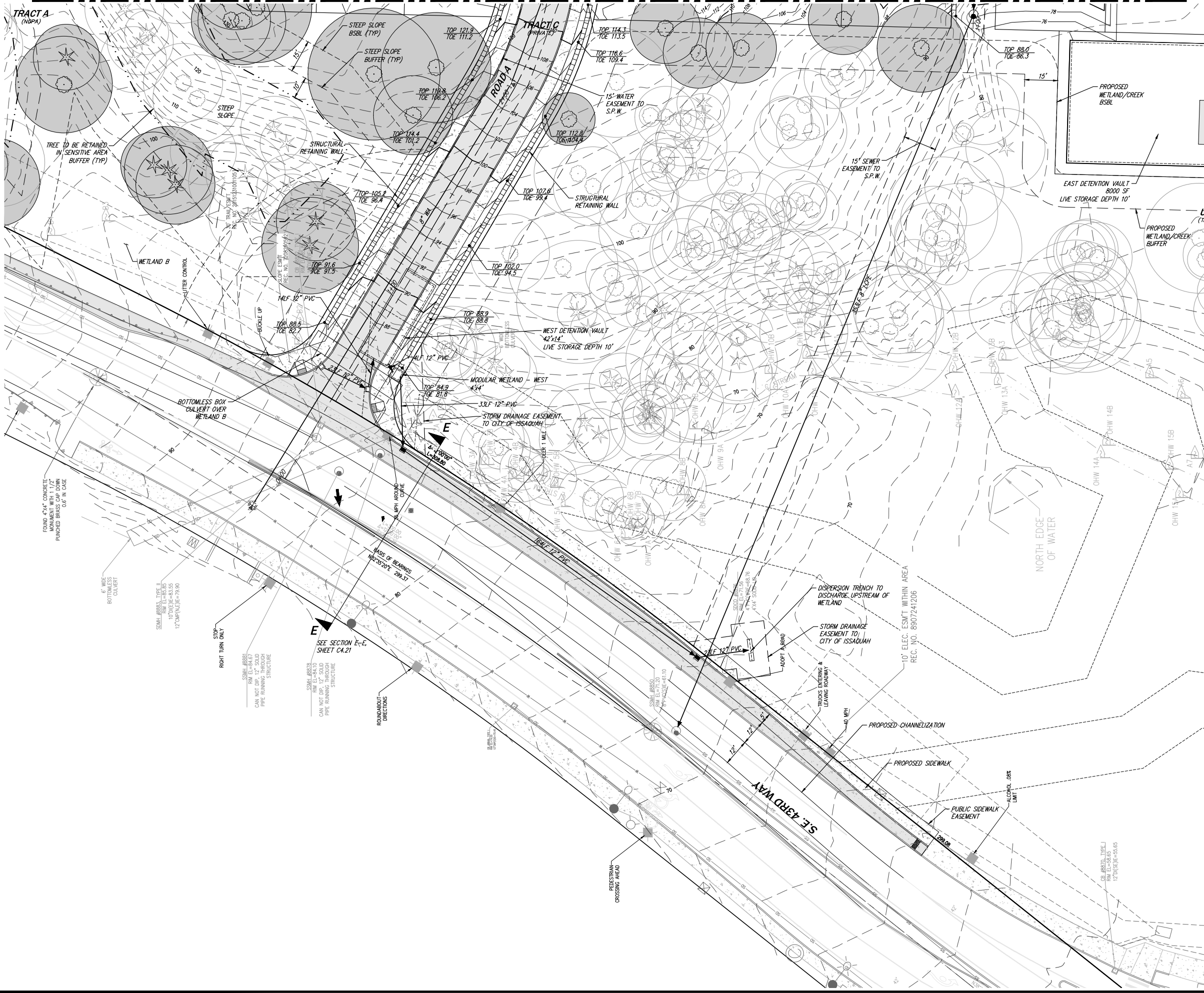
12/16/2016 3:11 PM: 12/16/2016 16066 [ENGINEERING] [PRELIMINARY] [SHEETS] [16066 CAD/DWG]

12/16/2016 3:11 PM C:\16066\ENGINEERING\PRELIMINARY\16066 CAD.DWG

SW 1/4, NW 1/4, SEC. 16, TWP. 24 N., RGE. 6 E., W.M.

MATCH LINE - SEE SHEET C4.01

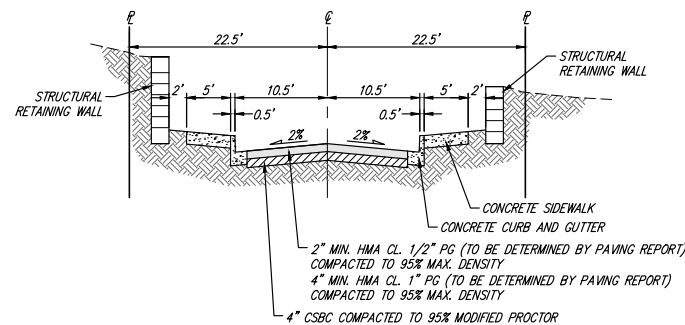
MATCH LINE - SEE SHEET C4.02



LEGEND

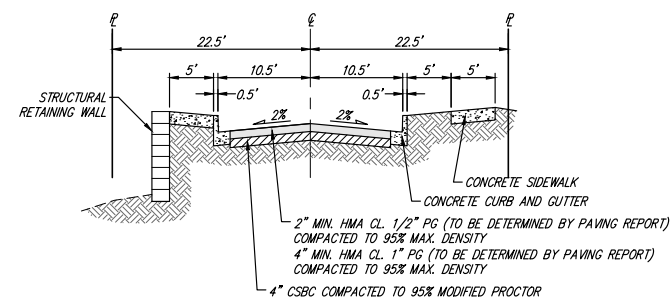
- FOUND MONUMENT, AS NOTED
- FOUND PROPERTY CORNER, AS NOTED
- CATCH BASIN, TYPE II
- CATCH BASIN, TYPE I
- YARD DRAIN
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- UTILITY LIGHT POLE
- POWER PEDESTAL
- LIGHT POLE
- GAS METER
- COMMUNICATION PEDESTAL
- COMMUNICATION MANHOLE
- STREET SIGN, AS NOTED
- WETLAND FLAG, AS NOTED
- CONIFER TREE, AS NOTED
- DECIDUOUS TREE, AS NOTED
- F FIR TREE
- C CEDAR TREE
- CW COTTONWOOD TREE
- A ALDER TREE
- M MAPLE TREE
- DEC DECIDUOUS TREE

DATE: DECEMBER 2016		DESIGNED: SHERI H. MURATA, P.E.	
DRAWN: DAVID S. VAUGHN		APPROVED: SHERI H. MURATA, P.E.	
PROJECT NUMBER: 16066		PROJECT MANAGER: JAMES A. OLSEN, P.E.	
SHEET: C4.03		OF: 20	
PRELIMINARY GRADING AND UTILITY PLAN MALLARD BAY STEVE BURNSTEAD CONSTRUCTION, LLC 11980 NE 24TH STREET SUITE 200 BELLEVUE, WA 98005			
ENGINEERING • PLANNING • SURVEYING			
CORE DESIGN			
14711 NE 29th Place Suite 101 Bellevue, Washington 98007 425.885.7877 Fax 425.885.7963			
12-16-16			



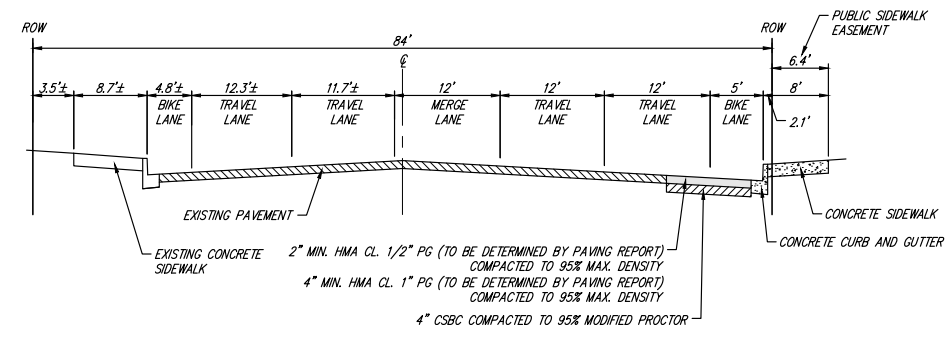
**SECTION A-A
ROAD A (PRIVATE)**

NO SCALE



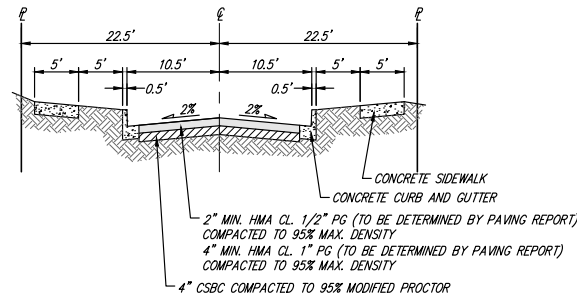
**SECTION C-C
ROAD B (PRIVATE)**

NO SCALE



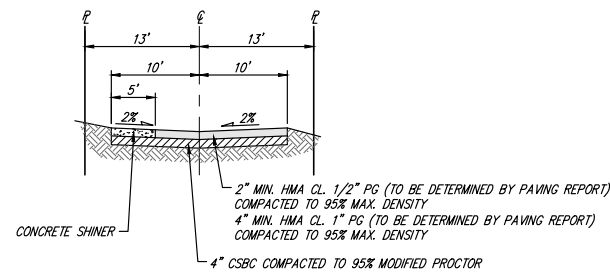
**SECTION E-E
S.E. 43RD WAY**

NO SCALE



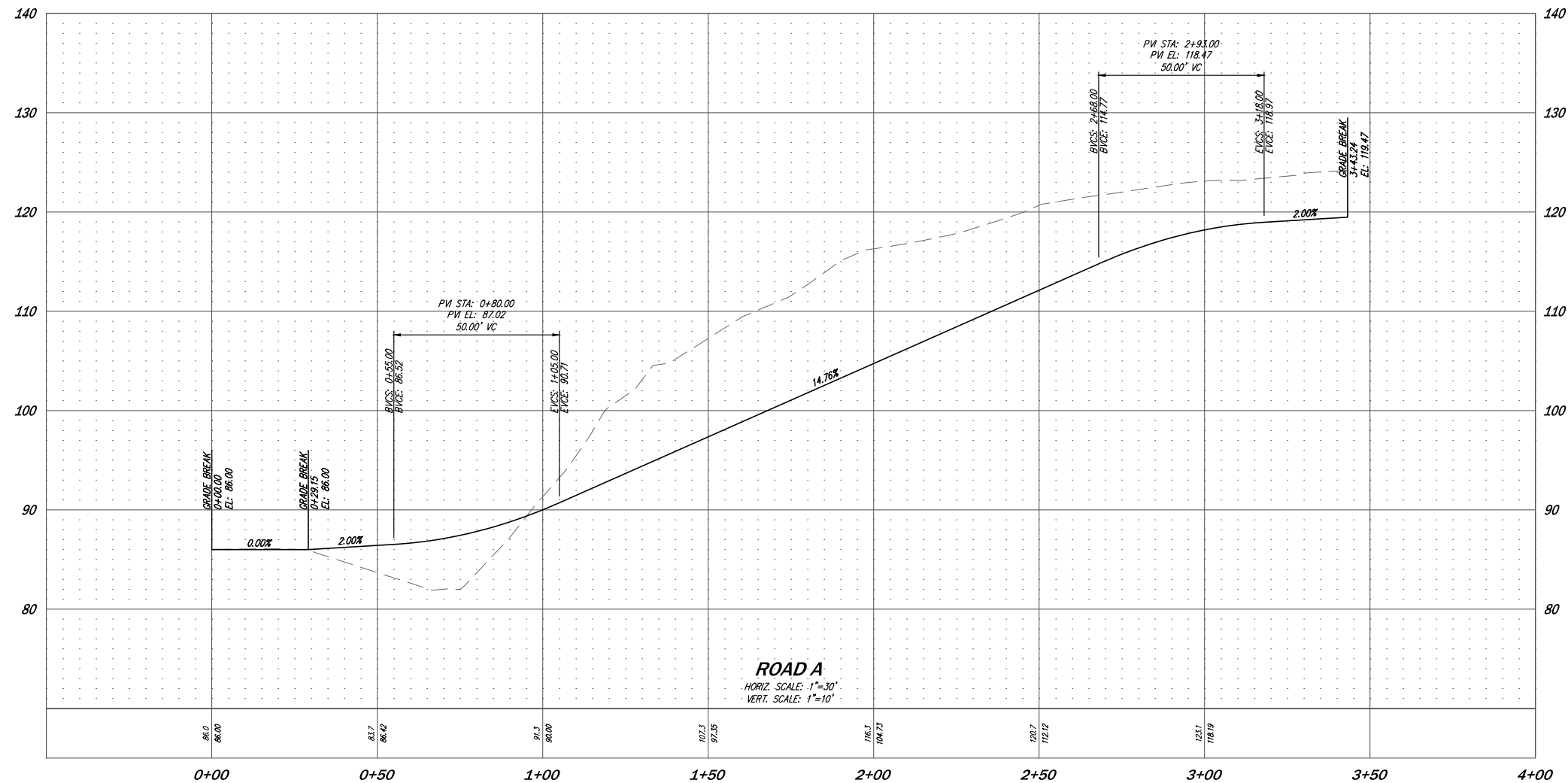
**SECTION B-B
ROAD A (PRIVATE)**

NO SCALE



**SECTION D-D
ROAD C (PRIVATE)**

NO SCALE

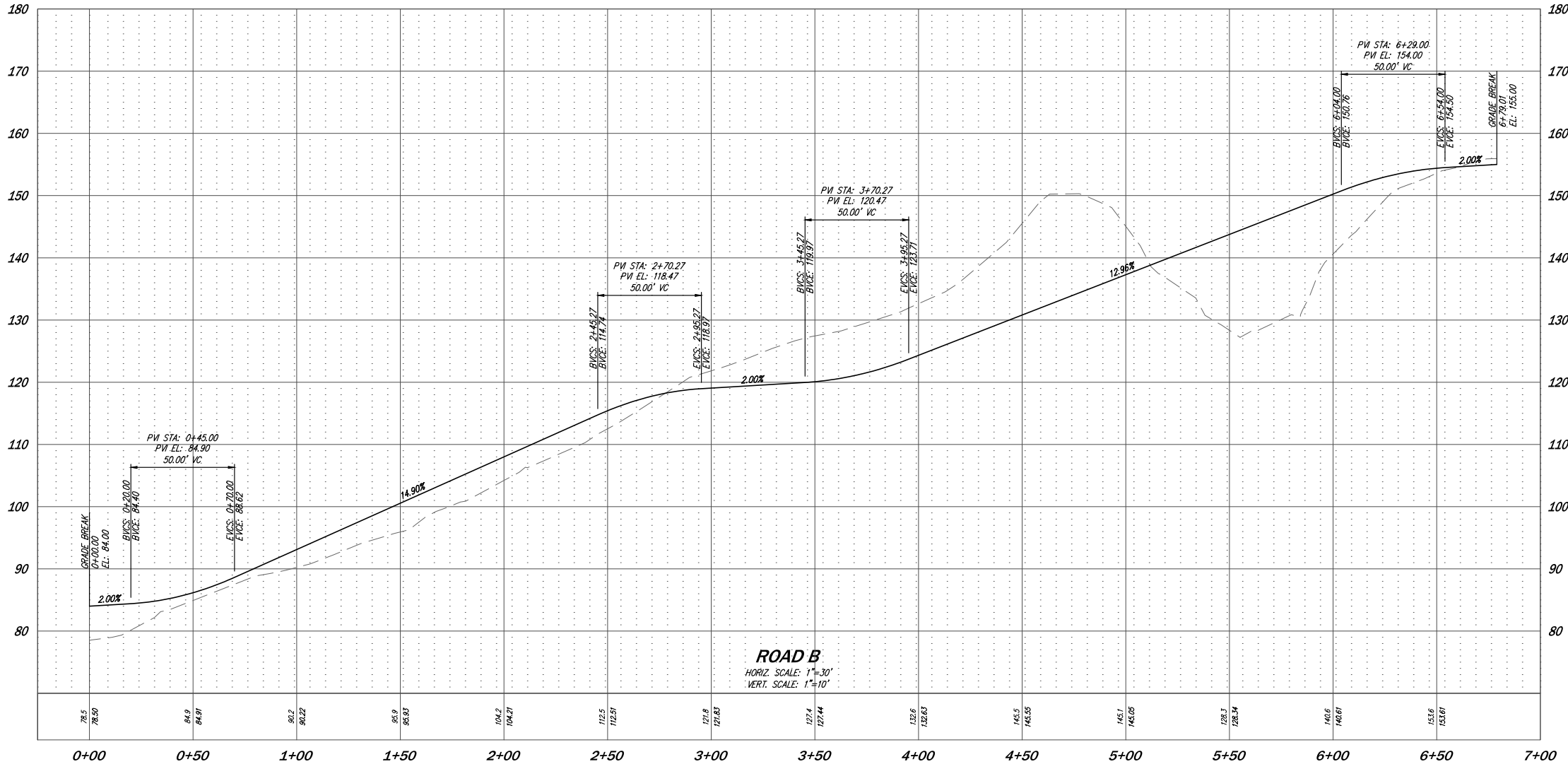


ROAD A
HORIZ. SCALE: 1"=30'
VERT. SCALE: 1"=10'

DATE	DESIGNED	DRAWN	APPROVED	PROJECT MANAGER
DECEMBER 2016	SHERI H. MURATA, P.E.	DAVID S. VAUGHN	SHERI H. MURATA, P.E.	JAMES A. OLSEN, P.E.
PRELIMINARY ROAD PROFILES AND DETAILS MALLARD BAY				
STEVE BURNSTEAD CONSTRUCTION, LLC 11980 NE 24TH STREET SUITE 200 BELLEVUE, WA 98005				
14711 NE 29th Place Suite 101 Bellevue, Washington 98007 425.885.7877 Fax 425.885.7963				
CORE DESIGN ENGINEERING • PLANNING • SURVEYING				
12/16/16				

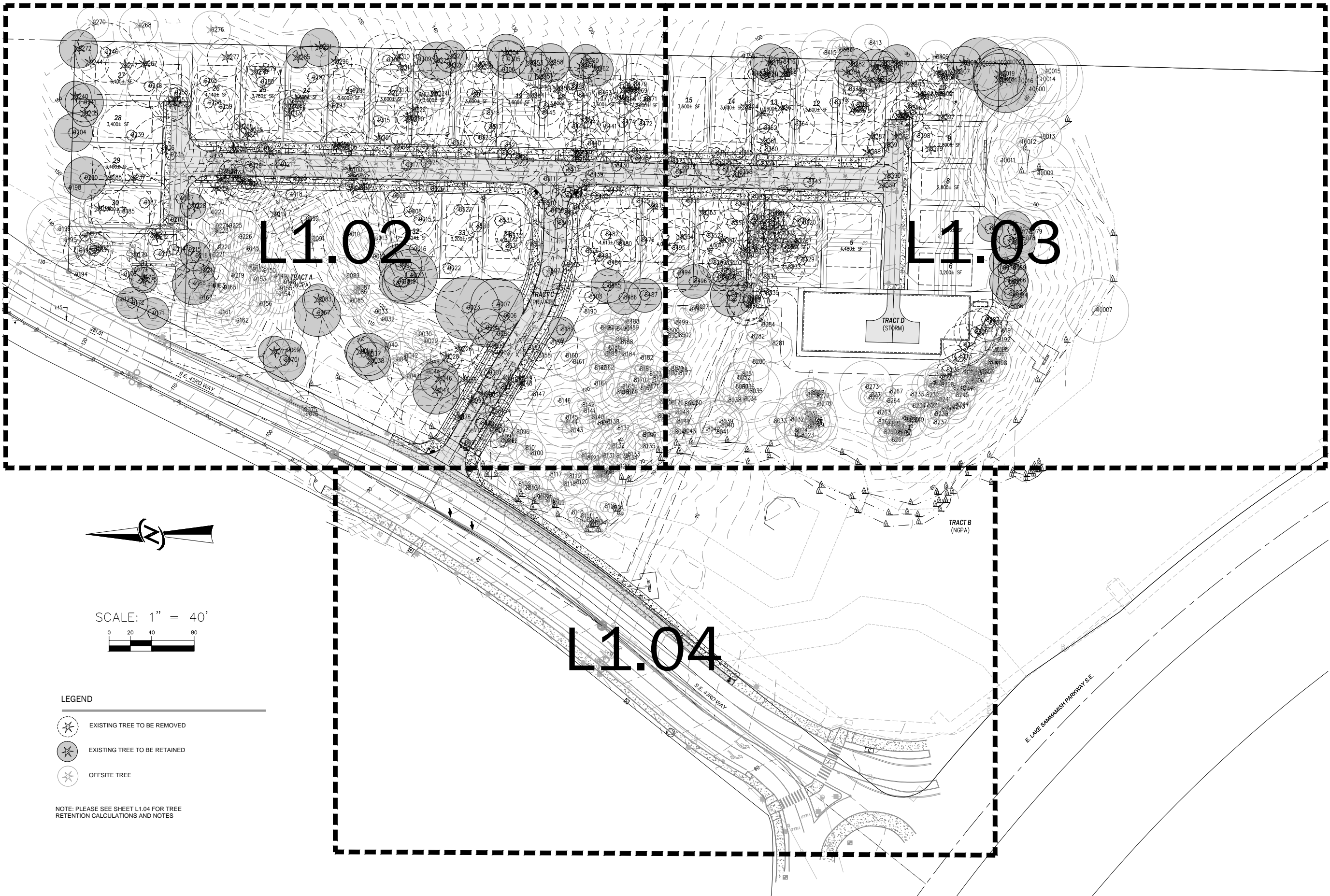
12/16/2016 3:11 PM C:\2016\16066\ENGINEERING\PRELIMINARY\SHEETS\16066 CAD.DWG

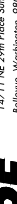
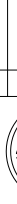
SW 1/4, NW 1/4, SEC. 16, TWP. 24 N., RGE. 6 E., W.M.

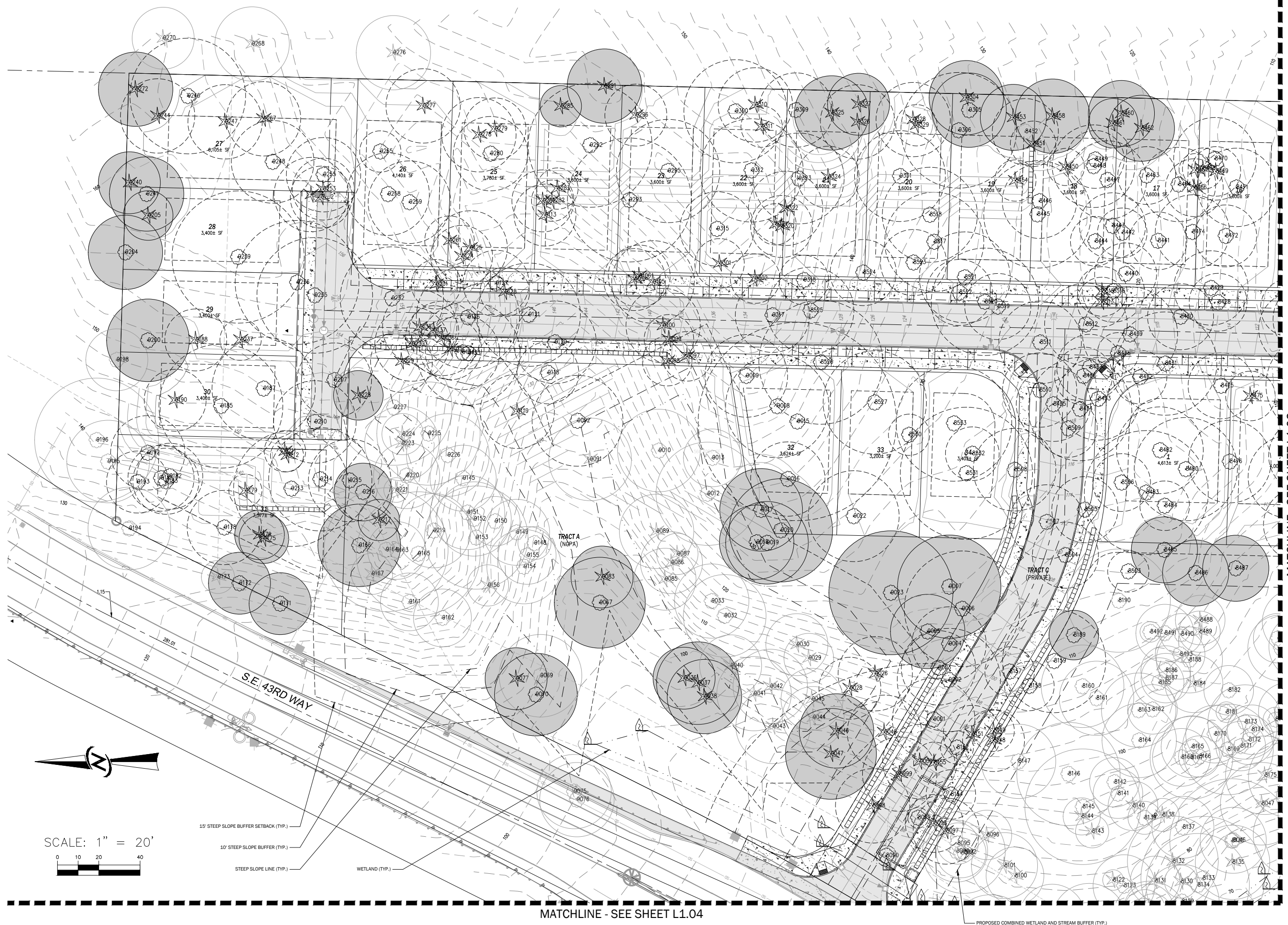


DATE: DECEMBER 2016		DESIGNED: SHERI H. MURATA, P.E.	
DRAWN: DAVID S. VAUGHN		APPROVED: SHERI H. MURATA, P.E.	
PROJECT NUMBER: 16066		PROJECT MANAGER: JAMES A. OLSEN, P.E.	
SHEET: C4.22		OF: 20	
PRELIMINARY ROAD PROFILES MALLARD BAY STEVE BURNSTEAD CONSTRUCTION, LLC 11980 NE 24TH STREET SUITE 200 BELLEVUE, WA 98005			
CORE DESIGN ENGINEERING • PLANNING • SURVEYING 14711 NE 29th Place Suite 101 Bellevue, Washington 98007 425.885.7877 Fax 425.885.7963			
NO.		REVISIONS	
DATE			

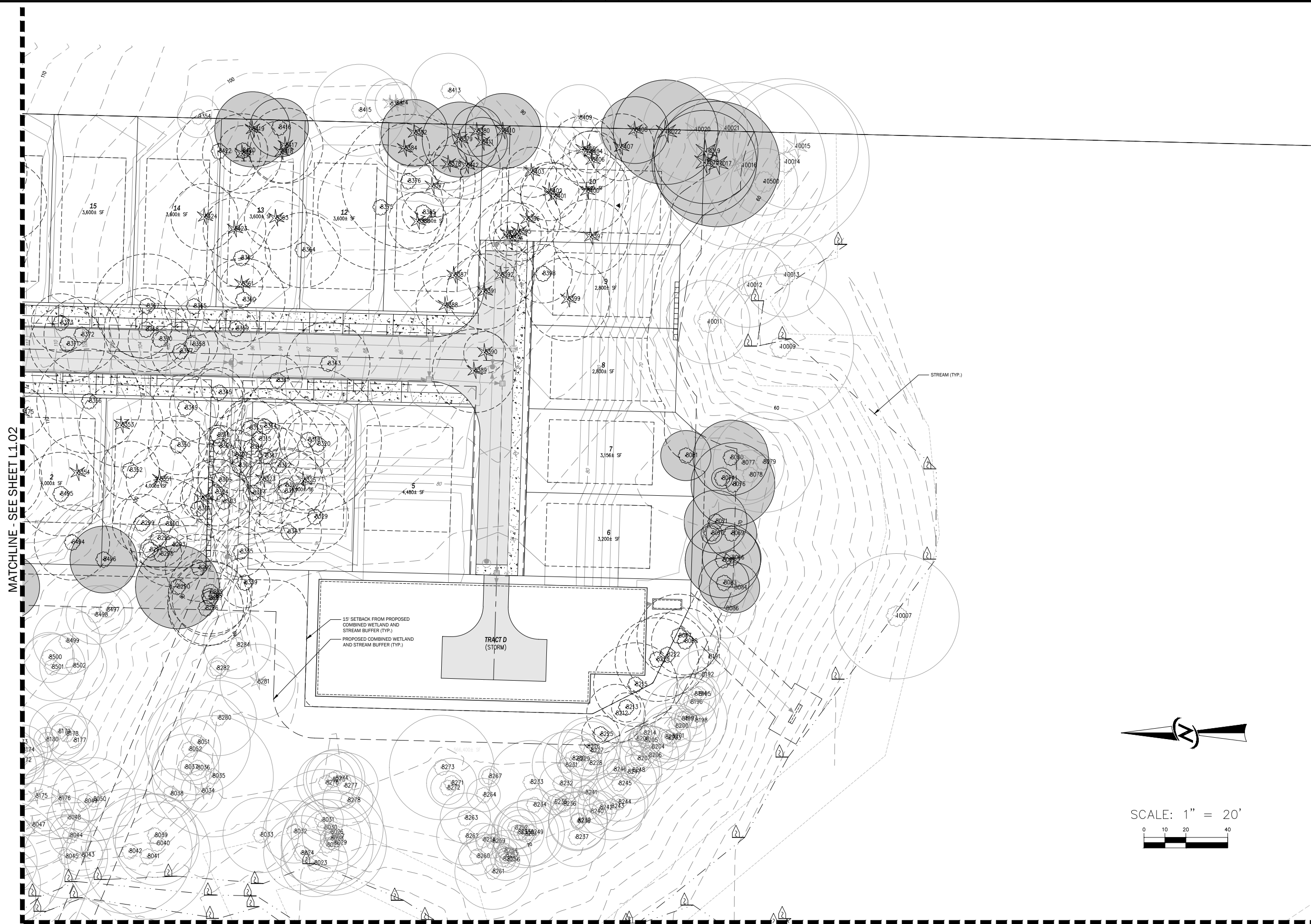
12-16-16



DATE		REVISIONS	
DESIGNED		NO.	
DRAWN		DATE	
APPROVED		BY	
PROJECT NUMBER		PROJECT MANAGER	
16066		JAMES A. OLSEN, P.E.	
SHEET		OF	
L1.01		20	
PRELIMINARY TREE RETENTION PLAN			
MALLARD BAY			
STEVE BURNSTEAD CONSTRUCTION, LLC			
11980 NE 24TH STREET SUITE 200 BELLEVUE, WA 98005			
			
ENGINEERING • PLANNING • SURVEYING			
14711 NE 59th Place Suite 101 Bellevue, Washington 98007 425.885.7877 Fax 425.885.7963			
LINDSEY BENNETT SOLORIO CERTIFICATE NO. 1354 04/17/2018			
STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT			
			



MATCHLINE - SEE SHEET L1.03

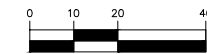


MATCHLINE - SEE SHEET L1.02

MATCHLINE - SEE SHEET L1.04

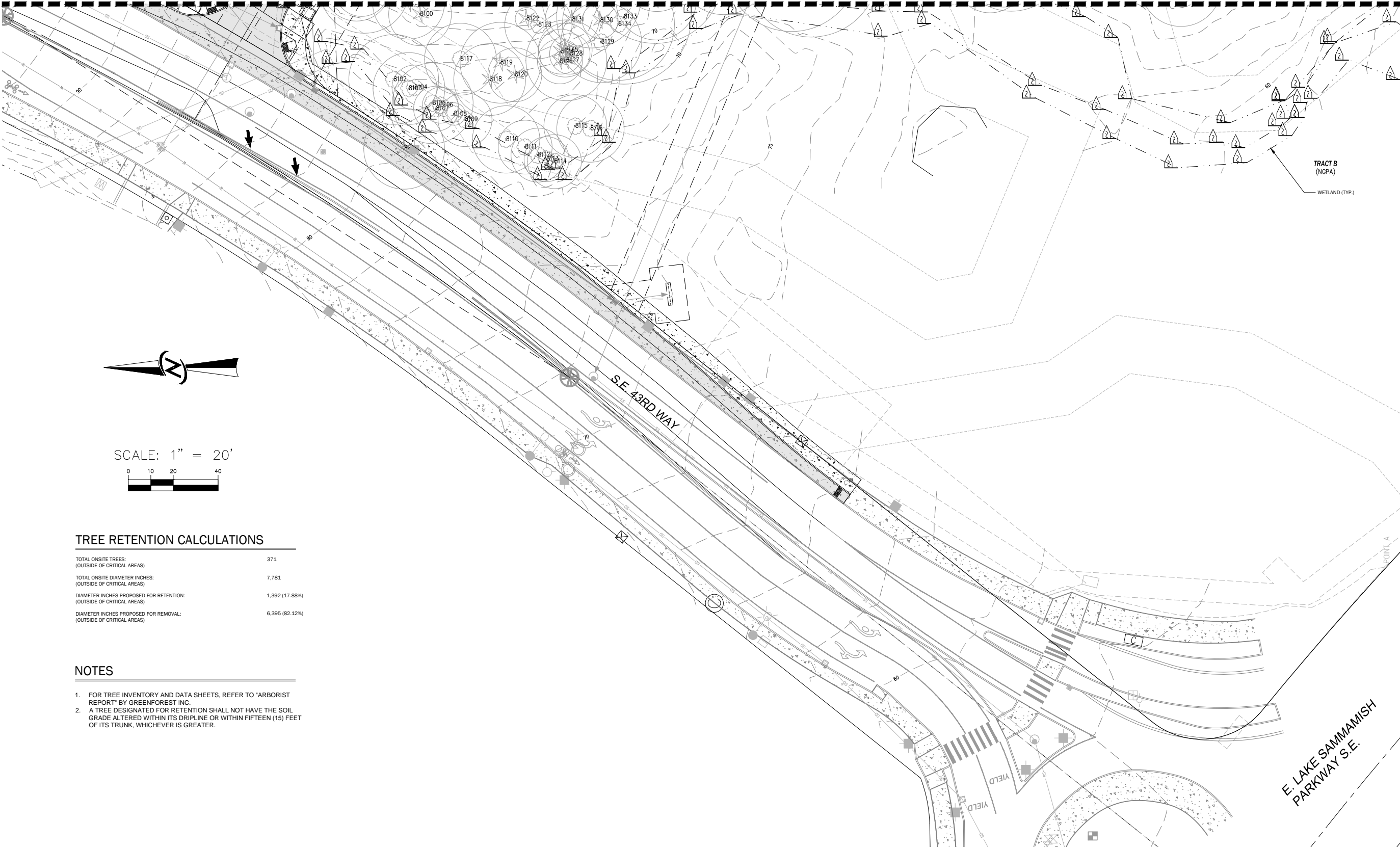


SCALE: 1" = 20'

[illegible]

MATCHLINE - SEE SHEET L1.02

MATCHLINE - SEE SHEET L1.03



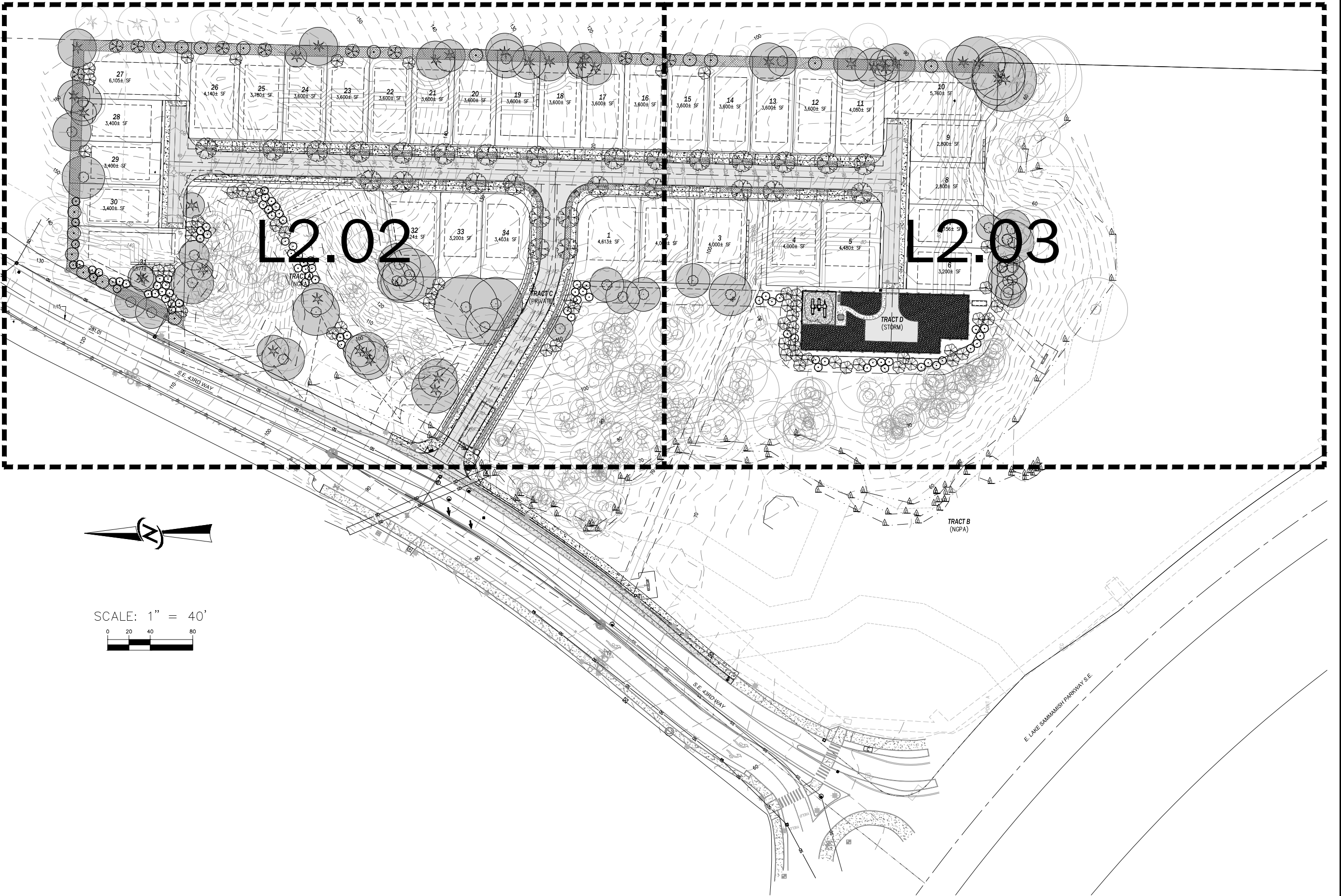
TREE RETENTION CALCULATIONS

TOTAL ONSITE TREES: (OUTSIDE OF CRITICAL AREAS)	371
TOTAL ONSITE DIAMETER INCHES: (OUTSIDE OF CRITICAL AREAS)	7,781
DIAMETER INCHES PROPOSED FOR RETENTION: (OUTSIDE OF CRITICAL AREAS)	1,392 (17.88%)
DIAMETER INCHES PROPOSED FOR REMOVAL: (OUTSIDE OF CRITICAL AREAS)	6,395 (82.12%)

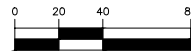
NOTES

- FOR TREE INVENTORY AND DATA SHEETS, REFER TO "ARBORIST REPORT" BY GREENFOREST INC.
- A TREE DESIGNATED FOR RETENTION SHALL NOT HAVE THE SOIL GRADE ALTERED WITHIN ITS DRIPLINE OR WITHIN FIFTEEN (15) FEET OF ITS TRUNK, WHICHEVER IS GREATER.

DATE	DESIGNED	DRAWN	APPROVED	PROJECT MANAGER
DECEMBER 2016	LINDSEY B. SOLORIO	CAROLYN E. MULNIX	LINDSEY B. SOLORIO, P.L.A.	JAMES A. OLSEN, P.E.
PROJECT NUMBER				
16066				
PRELIMINARY TREE RETENTION PLAN				
MALLARD BAY				
STEVE BURNSTEAD CONSTRUCTION, LLC				
11980 NE 24TH STREET SUITE 200				
BELLEVUE, WA 98005				
STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT				
LINDSEY BENNETT SOLORIO				
CERTIFICATE NO. 1394				
04/17/2018				
14711 NE 59th Place Suite 101				
Bellevue, Washington 98007				
425.885.7877 Fax 425.885.7963				
ENGINEERING • PLANNING • SURVEYING				
CORE DESIGN				



SCALE: 1" = 40'



DATE: DECEMBER 2016 DESIGNED: LINDSEY B. SOLORIO DRAWN: CAROLYN E. MULNIX APPROVED: LINDSEY B. SOLORIO, P.L.A. PROJECT MANAGER: JAMES A. OLSEN, P.E.		PRELIMINARY LANDSCAPE PLAN MALLARD BAY STEVE BURNSTEAD CONSTRUCTION, LLC 11980 NE 24TH STREET SUITE 200 BELLEVUE, WA 98005															
SHEET: L2.01 OF: 20 PROJECT NUMBER: 16066																	
REVISIONS: <table border="1"> <tr><td>NO.</td><td>DATE</td><td>REVISIONS</td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>			NO.	DATE	REVISIONS												
NO.	DATE	REVISIONS															
STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT LINDSEY BENNETT SOLORIO CERTIFICATE NO. 1394 04/17/2018 14711 NE 59th Place Suite 101 Bellevue, Washington 98007 425.885.7877 Fax: 425.885.7963 CORE DESIGN ENGINEERING • PLANNING • SURVEYING																	



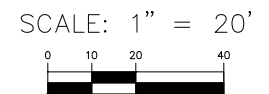
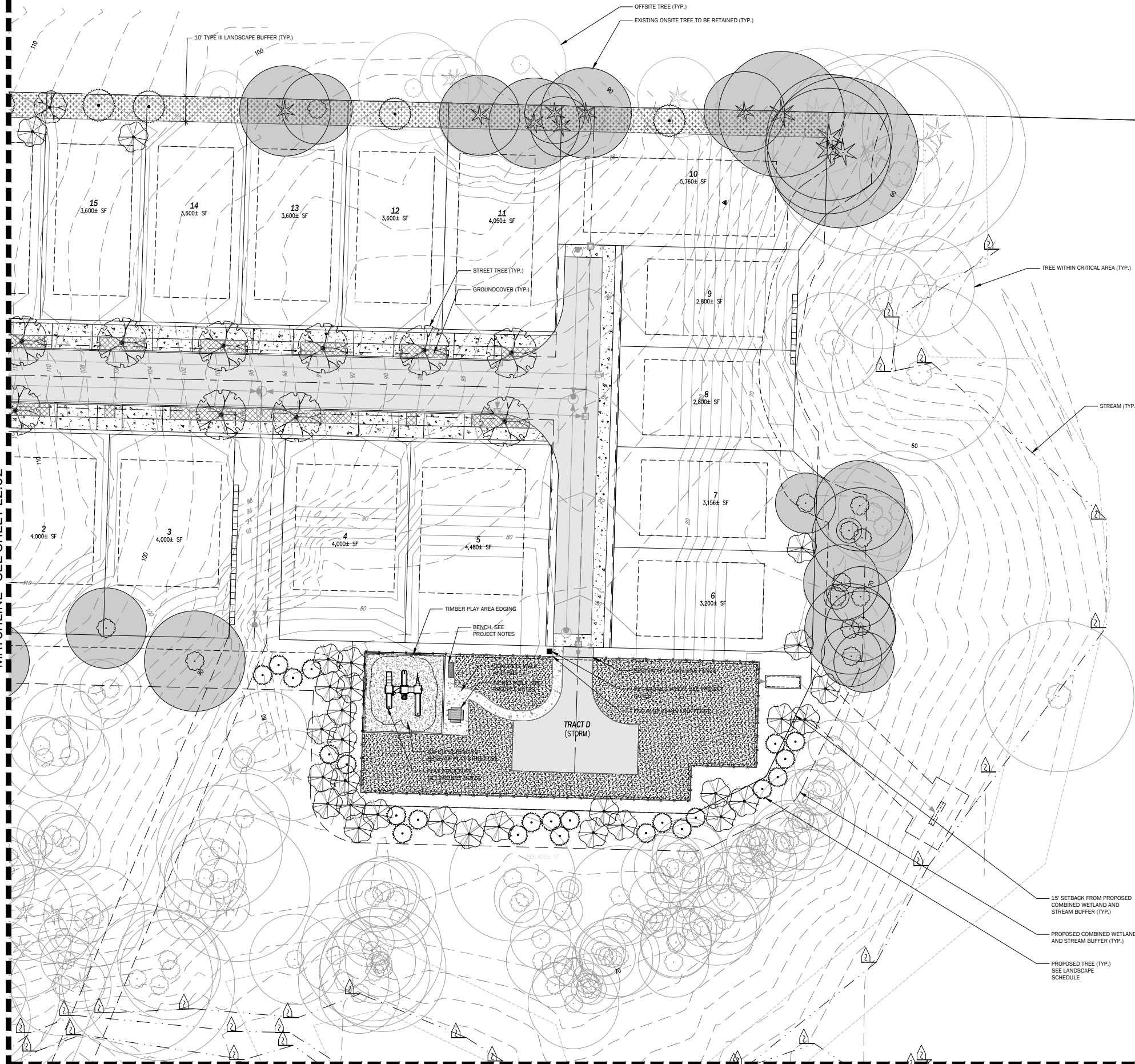
MATCHLINE - SEE SHEET L2.03

MATCHLINE - SEE SHEET L2.04

DATE	DESIGNED	DRAWN	APPROVED	PROJECT NUMBER
DECEMBER 2016	LINDSEY B. SOLORIO	CAROLYN E. MULNIX	LINDSEY B. SOLORIO, P.L.A.	16066
SHEET	OF			
L2.02	20			
PROJECT NUMBER				
16066				
PRELIMINARY LANDSCAPE PLAN				
MALLARD BAY				
STEVE BURNSTEAD CONSTRUCTION, LLC				
11980 NE 24TH STREET SUITE 200				
BELLEVUE, WA 98005				
PROJECT MANAGER				
JAMES A. OLSEN, P.E.				
ENGINEERING • PLANNING • SURVEYING				
CORE DESIGN				
14711 NE 29th Place Suite 101				
Bellevue, Washington 98007				
425.882.7877 Fax 425.885.7963				
LINDSEY BENNETT SOLORIO				
CERTIFICATE NO. 1354				
04/17/2018				
STATE OF WASHINGTON				
REGISTERED				
LANDSCAPE ARCHITECT				
REVISIONS				
NO.				
DATE				

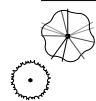

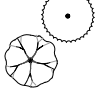
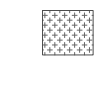
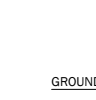


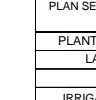
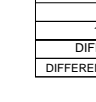

MATCHLINE - SEE SHEET L2.02

MATCHLINE - SEE SHEET L2.04



DATE		DECEMBER 2016
DESIGNED		LINDSEY B. SOLORIO
DRAWN		CAROLYN E. MULNIX
APPROVED		LINDSEY B. SOLORIO, P.L.A.
PROJECT MANAGER		JAMES A. OLSEN, P.E.
SHEET		L2.03
OF		20
PROJECT NUMBER		16066
PRELIMINARY LANDSCAPE PLAN		
MALLARD BAY		
STEVE BURNSTEAD CONSTRUCTION, LLC		
11980 NE 24TH STREET SUITE 200		
BELLEVUE, WA 98005		
CORE DESIGN		
ENGINEERING • PLANNING • SURVEYING		
14711 NE 29th Place Suite 101		
Bellevue, Washington 98007		
425.885.7877 Fax 425.885.7963		
LINDSEY BENNETT SOLORIO		
REGISTERED LANDSCAPE ARCHITECT		
CERTIFICATE NO. 1394		
04/17/2018		
STATE OF WASHINGTON		
REGISTERED		
LANDSCAPE ARCHITECT		
REVISIONS		
NO.		
DATE		

PLANT SCHEDULE

REPLACEMENT TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
	56	ACER CIRCINATUM	VINE MAPLE	7' - 8' HT. MIN.	AS SHOWN	
	84	TSUGA MERTENSIANA	MOUNTAIN HEMLO	7' - 8' HT. MIN.	AS SHOWN	
STREET TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
	28	ACER GINNALA `FLAME`	FLAME AMUR MAPI	2" CAL. MIN.	AS SHOWN	STREET TREE QUALITY
TYPE III LANDSCAPE BUFFER TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
	17	ABIES LASIOCARPA	ALPINE FIR	6" - 8" MIN HT.	20' O.C.	WELL-BRANCHED
	9	RHAMNUS PURSHIANA	CASCARA			
SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
	11,912 SF	TYPE III LANDSCAPE BUFFER SHRUBS AND GROUNDCOVER	VISUAL BUFFER	1 GAL. MIN.	2' O.C.	FULL & BUSHY
		SHRUBS	GAULTHERIA SHALLON SPIRAEA DOUGLASII VACCINIUM OVATUM			
		GROUNDCOVER	ASARUM CAUDATUM			
	4,437 SF	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	1 GAL.	18" O.C.	
	5,536 SF	LAWN	LAWN			

POTABLE WATER IRRIGATION BUDGET CALCS.

PLAN SET OR AREA	PERMANANT (S.F.)	TEMPORARY (S.F.)	TOTAL LANDSCAPE AREA (S.F.)
PLANTING BEDS	4,437	13,118	17,555
LAWN	5,536		5,536
IRRIGATION WATER BUDGET GALLONS/YEAR	ESTIMATED WATER USE (EWU) IN GALLONS/YEAR		
IWB	EWU		
165,956	164,595		
DIFFERENCE	1,361		
DIFFERENCE BETWEEN IWB AND EWU (0 OR GREATER THAN IS GOOD)			

PROJECT NOTES

- PLAY STRUCTURE: MODEL PT16029 BY GAMETIME OR APPROVED EQUAL. TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. 6' SAFETY FALL ZONE SHALL BE PROVIDED AROUND THE PERIMETER OF ENTIRE PLAY STRUCTURE WITH APPROVED SAFETY SURFACING PROVIDED BENEATH THE ENTIRE PLAY STRUCTURE.
- BENCH: MODEL BP-25 BY PACIFIC OUTDOOR PRODUCTS, OR APPROVED EQUAL. TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
- PICNIC TABLE: MODEL PT-38 BY PACIFIC OUTDOOR PRODUCTS, OR APPROVED EQUAL. TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
- PET WASTE STATION: MODEL 1003-L BY DOGIPOT OR APPROVED EQUAL. TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
- ALL VEGETATION TO BE INSTALLED PER APPLICABLE CITY OF ISSAQUAH ZONING CODE (SECTION 18.12) REQUIREMENTS.
- STREET TREES TO BE MAINTAINED BY ADJACENT LAND OWNER.
- STREET TREE PLANTING:
STREET TREE LOCATION IS APPROXIMATE. ADJUST AS NEEDED DUE TO CONFLICTS WITH UTILITIES AND/OR OTHER OBSTRUCTIONS ENCOUNTERED. ROOT BARRIER TO BE INSTALLED ADJACENT TO ALL STREET TREES WITHIN A MINIMUM DISTANCE OF 5' FROM SEWER, WATER LINES & STORM LINES (TYP.).

GENERAL LANDSCAPE NOTES

- LANDSCAPING
- LANDSCAPING REVIEW IN RIGHT-OF-WAY (ROW) IS LIMITED TO UTILITY CONFLICTS AND TRESS IN ACCORDANCE WITH THE MASTER STREET TREE PLAN, COMPLIANCE WITH CONDITIONS IN THE LAND USE PERMIT, ROADS, SITE DISTANCE VISIBILITY, AND CONSISTENCY WITH CENTRAL ISSAQUAH PLAN STANDARDS. THE SAME APPLIES TO MINI PARKS, UNLESS PLAY EQUIPMENT IS INVOLVED WHICH WOULD BE REVIEWED FOR SAFETY.
- INCLUDE ABOVEGROUND UTILITIES (I.E. LIGHT POLES, HYDRANTS, STREET SIGNAGE, ETC.) ON ALL PLAN SUBMITTALS. PLACE THE FOLLOWING NOTES ON ALL LANDSCAPE PLANS SUBMITTED FOR CITY OF ISSAQUAH:
 - CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF WORK; AND TO PROTECT SAID UTILITIES FROM DAMAGE DURING PLANT INSTALLATION.
 - CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND FEES AS REQUIRED BY APPLICABLE CODES AND ORDINANCES FOR THIS WORK.
 - CONTRACTOR SHALL PROVIDE PROTECTION OF ALL PROPERTY, PERSONS, WORK IN PROGRESS, STRUCTURES, UTILITIES, WALKS, CURBS AND PAVED SURFACES DURING THE INSTALLATION OF LANDSCAPE AND IRRIGATION WORK.
 - CONTRACTOR SHALL KEEP ALL AREAS OF WORK CLEAN, NEAT AND ORDERLY AT ALL TIMES. ALL PAVED AREAS ARE TO BE CLEANED FOLLOWING PLANTING AND MAINTENANCE ACTIVITIES.
 - CONFLICTS BETWEEN APPROVED PLANTING PLANS, LANDSCAPE PERFORMANCE STANDARDS AND EXISTING FIELD CONDITIONS SHALL BE IDENTIFIED TO THE DIRECTOR OR DESIGNEE PRIOR TO PLANTING.
 - PROPOSALS FOR PLANT SUBSTITUTIONS, LOCATION ADJUSTMENTS, SOIL AMENDMENTS OR ANY VARIATIONS FROM THE APPROVED PLANS SHALL REQUIRE PRIOR APPROVAL BY THE DIRECTOR OR DESIGNEE.
 - SOILS LOCATED IN PLANTING AREAS THAT HAVE BEEN COMPACTED TO A DENSITY GREATER THAN THAT PENETRABLE WITH A HAND SHOVEL (APPROX. 85%), SHALL BE LOOSENEED TO INCREASE AERATION FOR A MINIMUM DEPTH OF 18 INCHES FOR THE ENTIRE AREA OF THE COMPACTED SOILS UTILIZED FOR LANDSCAPE PURPOSES. IMPORTED TOPSOIL SHALL BE INCORPORATED INTO LOOSENEED SUB GRADE TO A MINIMUM DEPTH OF 6".
 - VERIFICATION OF THE NEED FOR ADDITIONAL SOIL AMENDMENTS WILL BE MADE AT THAT TIME. RECOMMENDED AMENDMENTS SHALL BE APPLIED PRIOR TO PLANTING (SEE CITY OF ISSAQUAH CODE REQUIREMENTS REGARDING SOIL AMENDMENTS HEREIN).
 - USE OF FERTILIZER, ORGANIC OR SYNTHETIC SLOW-RELEASE TYPE, AND PESTICIDES OF ANY KIND SHALL ONLY BE PERMITTED BY THE DIRECTOR OR DESIGNEE. PERMITTED APPLICATIONS OF PESTICIDES SHALL BE APPLIED BY LICENSED APPLICATORS ONLY. ALL USE OF FERTILIZERS, PESTICIDES, AND HERBICIDES SHALL COMPLY WITH BEST MANAGEMENT PRACTICES FOR ISSAQUAH HIGHLANDS. APPLICATIONS OF ALL PESTICIDES, HERBICIDES, AND FERTILIZERS SHALL BE MADE IN A MANNER THAT WILL INHIBIT THEIR ENTRY INTO WATERWAYS, WETLANDS, AND STORM DRAINS.
 - ALL PLANT MATERIAL SHALL MEET CURRENT AMERICAN ASSOCIATION OF NURSERYMAN STANDARDS FOR NURSERY STOCK (ANSI 260.1) REQUIREMENTS. PLANT SIZES FOR BUFFERS AND PARKING LOTS SHALL CONFORM TO STANDARDS OUTLINED IN ISSAQUAH MUNICIPAL CODE SECTION 18.12.140.
 - ALLOW 24 HOURS MINIMUM NOTIFICATION FOR INSPECTION REQUEST. PLANT MATERIAL THAT HAS BEEN APPROVED FOR INSTALLATION SHALL BE PLANTED WITHIN 24 HOURS. INSTALLATION SHALL NOT BE CONDUCTED UNDER ADVERSE WEATHER CONDITIONS WITHOUT PRIOR APPROVAL OF THE DIRECTOR OR DESIGNEE. PLANT MATERIAL THAT CANNOT BE PLANTED WITHIN ONE DAY FOLLOWING ARRIVAL SHALL BE HELED-IN, KEPT MOIST AND PROTECTED AT ALL TIMES FROM EXTREME WEATHER CONDITIONS. PLANTS SHALL BE STORED AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
 - TREE PITS SHALL BE A MINIMUM OF THREE TIMES (3X) THE DIAMETER OF THE TREE'S ROOT MASS. ADDITIONAL AERATION MAY BE REQUIRED AS DIRECTED BY THE DIRECTOR OR DESIGNEE. ADD WATER TUBES TO THE TREE PLANTINGS IN PAVED AREAS.
 - STREET TREES SHALL BE SYMMETRICAL AND UNIFORM IN APPEARANCE, SIZE AND STRUCTURE.
 - STREET TREE AND SHRUB SETBACKS SHALL BE CONSISTENT WITH ADOPTED CITY OF ISSAQUAH STREET STANDARDS, AND MEET THE FOLLOWING GENERAL REQUIREMENTS UNLESS OTHERWISE DIRECTED BY THE DIRECTOR OR DESIGNEE:
 - TREES WILL NOT BE PLANTED IN LOCATIONS THAT COULD LEAD TO ROOTS DAMAGING SIDEWALKS OR CURBING.
 - TREES WILL NOT BE PLANTED TO OBSTRUCT VEHICULAR LINES-OF-SIGHT AT TRAFFIC INTERSECTIONS AND DRIVEWAYS OR TO OBSTRUCT STREET LIGHTING, SIGNAGE OR TO RESULT IN A SAFETY CONCERN.
 - TURF AREAS SHALL CONSIST OF A LOW WATER USE SEED MIX THAT IS WELL ADAPTED TO THE REGION. SPECIFIC SEED SELECTION SHALL BE CHOSEN BASED ON SOILS, MAINTENANCE EXPECTATIONS AND PROPOSED USE OF THE PLANTING AREA.
 - PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF THREE YEARS TO REMAIN IN A HEALTHY AND ATTRACTIVE MANNER. TO INSURE THIS OCCURS THE APPLICANT SHALL PROVIDE A CASH DEPOSIT OF 50% OF THE VALUE OF THE PLANT MATERIAL AND IRRIGATION PRIOR TO CONSTRUCTION PERMIT SIGN-OFF. PLANT MATERIAL THAT HAS LOST MORE THAN 30 PERCENT OF ITS NORMAL FOLIAGE SHALL BE REPLACED AS DIRECTED BY THE DIRECTOR OR DESIGNEE.
 - ALL PLANTING AREAS TO RECEIVE 2" DEPTH APPROVED MULCH.
 - LANDSCAPE PERFORMANCE BOND SHALL NOT BE RELEASED WITHOUT CITY OF ISSAQUAH ACCEPTANCE.
 - THE CITY SHALL APPROVE PLANT LAYOUT ALONG 56TH AND 221ST STREET FRONTAGE PRIOR TO PLANT INSTALLATION. CALL FOR INSPECTION AT LEAST 48 HOURS IN ADVANCE OF PLANTING: DAVID FAVOUR DSD (425) 837-3090
 - PRIOR TO INSTALLATION OF ANY PLANT MATERIAL, DOCUMENTATION SHALL BE PROVIDED TO THE CITY THAT THE ASSOCIATED IRRIGATION PLAN HAS BEEN REVIEWED BY THE CITY OF ISSAQUAH (OR EQUIVALENT AS DETERMINED BY THE DIRECTOR OR DESIGNEE) AND ARE CONSISTENT WITH THE WATER BUDGET INDICATED IN THE PLAN SET; AND, ARE CONSISTENT WITH THE CITY OF ISSAQUAH WATER CONSERVATION STANDARDS.
 - CONTACT THE FOLLOWING CITY OF ISSAQUAH PERSONNEL FOR ASSISTANCE OR INFORMATION: MIKE MARTIN= (425) 837-3100

STANDARD PLANTING BED PREPARATION NOTES

- SUBGRADE SHALL BE A MINIMUM OF EIGHT (8) INCHES BELOW FINISH GRADE. SUBSTANDARD SOILS SHALL BE REMOVED PRIOR TO ADDING AMENDMENTS.
- INCORPORATE WATER AND NUTRIENT HOLDING MATERIALS INTO SOIL AS DEEP AS POSSIBLE (A MIN. OF 12"). USE FULLY COMPOSTED ORGANIC MATERIAL.
- SOILS WITHIN PLANTERS SHALL BE A GROWING MEDIUM THAT IS A COMBINATION OF ORGANIC AND INORGANIC MATTER SUCH AS AMERICAN HYDROTECH'S LITETOP GROWING MEDIUM.

CITY OF ISSAQUAH SOIL AMENDMENT REQUIREMENTS

SOIL AMENDMENTS - COMPOST, TOPSOIL AND SEED MIX SPECIFICATIONS: ALL NEW LANDSCAPE AREAS SHALL BE REQUIRED TO AMEND SOILS TO IMPROVE SOIL HEALTH AND NUTRIENT AVAILABILITY, INCREASE POROSITY, INFILTRATION AND MOISTURE HOLDING CAPACITY AND SHALL MEET MINIMUM SPECIFICATIONS FOR SOILS, COMPOST, MULCHES AND SEED MIXES.

- SUBGRADE SHALL BE A MINIMUM OF EIGHT (8) INCHES BELOW FINISH GRADE. SUBSTANDARD SOILS SHALL BE REMOVED PRIOR TO ADDING AMENDMENTS.
- A SOILS ANALYSIS SHALL BE COMPLETED FOR ALL NEW PLANTING AREAS AND SHALL INCLUDE:
 - A DETERMINATION OF SOIL TEXTURE, INDICATING PERCENTAGE OF ORGANIC MATTER.
 - AN APPROXIMATED SOIL INFILTRATION RATE EITHER MEASURED OR DERIVED FROM SOIL/TEXTURE/INFILTRATION RATE TABLES.
 - A MEASURE OF PH VALUE.
- SOILS FOR USE IN PROJECTS APPLYING LOW IMPACT DEVELOPMENT (LID) STANDARDS SHALL FOLLOW THE LID TECHNICAL GUIDANCE MANUAL FOR PUGET SOUND, SECTION 6.2, AMENDING CONSTRUCTION SITE SOILS.
- FOR SOILS THAT WILL NOT ADEQUATELY PERCOLATE TO PROVIDE PROPER DRAINAGE FOR PLANT MATERIALS, A PLAN TO CORRECT THE SITUATION SHALL BE DEVELOPED BY THE LANDSCAPE ARCHITECT AND APPROVED BY THE PLANNING DIRECTOR/MANAGER.
- GUIDELINES FOR MEETING MINIMUM STANDARDS ARE AVAILABLE AT THE PERMIT CENTER AND SHALL FOLLOW THE WASHINGTON STATE UNIVERSITY KING COUNTY EXTENSION SERVICES GUIDELINES FOR SOIL CONDITIONS AND PLANT SELECTION.

DATE
DESIGNED
DRAWN
APPROVED

DECEMBER 2016
LINDSEY B. SOLORIO
CAROLYN E. MULNIX
LINDSEY B. SOLORIO, P.L.A.

SHEET
12.04


OF
20

REVISIONS


NO.

DATE

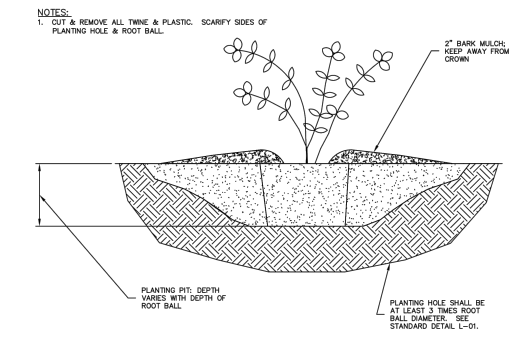
NO.

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT

LINDSEY BENNETT SOLORIO
CERTIFICATE NO. 1359
04/17/2018

14711 NE 59th Place Suite 101
Bellevue, Washington 98007
425.885.7963
Fax: 425.885.7963

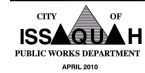

ENGINEERING • PLANNING • SURVEYING

PRELIMINARY LANDSCAPE SCHEDULE AND NOTES
MALLARD BAY
STEVE BURNSTEAD CONSTRUCTION, LLC
13980 NE 24TH STREET SUITE 200
BELLEVUE, WA 98005



APPROVED	DEPT.	DATE

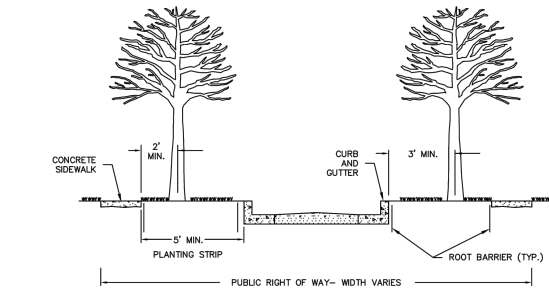
Back to Table of Contents NO SCALE



TYPICAL SHRUB GROUND COVER PLANTING

STANDARD DETAIL NO. L-04

NOTE: THE ORIGINAL IS APPROVED FOR PUBLICATION BY PARKS DEPARTMENT AND FILED AT THE CITY OF ISSAQUAH PUBLIC WORKS ENGINEERING OFFICE.



- NOTES:
1. TREE SPACING IS DEPENDANT ON THE SIZE AND TYPE OF STREET TREE USED. SEE CONTRACT FOR SPACING.
 2. TREES SHALL NOT BE PLACED IN SIGHT DISTANCE TRIANGLES PER MOST CURRENT VERSION OF AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) OR CITY STANDARDS.
 3. COORDINATE WITH TRAFFIC SIGNAL ENGINEER SO THAT TREES DO NOT OBSTRUCT OPERATIONS OF TRAFFIC SIGNAL SYSTEMS.
 4. PLANTING STRIP IRRIGATION SYSTEMS SHALL MEET IRRIGATION STANDARD AND INCORPORATE LATEST WATER CONSERVATION TECHNIQUES.
 5. STREET TREES SHALL HAVE A MINIMUM OVERHEAD CLEARANCE OF SEVEN (7) FEET OVER PEDESTRIAN PATHWAYS AND FOURTEEN (14) FEET OVER STREETS. STREET TREES SHALL BE CENTERED A MINIMUM OF THIRTY (30) FEET FROM INTERSECTIONS, TWENTY (20) FEET FROM STREET LIGHTS, THREE (3) FEET FROM CURBS AND TWO (2) FEET FROM SIDEWALKS OR AS OTHERWISE APPROVED BY THE CITY.
 6. STREET TREES SHALL BE PLANTED IN A PLANTING STRIP WITH A MINIMUM OF FIVE (5) FEET BETWEEN THE SIDEWALK AND THE BACK OF THE CURB.
 7. TREE PIT AREA SHALL BE A MINIMUM OF 24 SQUARE FEET.
 8. ROOT BARRIER SHALL EXTEND A MINIMUM OF 5 FEET BEYOND TREE (REFER TO MANUFACTURERS DETAIL).

APPROVED	DEPT.	DATE

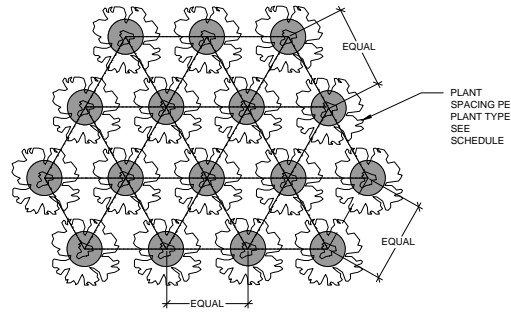
Back to Table of Contents NO SCALE



TYPICAL STREET TREE LOCATION REQUIREMENTS

STANDARD DETAIL NO. L-03

NOTE: THE ORIGINAL IS APPROVED FOR PUBLICATION BY PARKS DEPARTMENT AND FILED AT THE CITY OF ISSAQUAH PUBLIC WORKS ENGINEERING OFFICE.

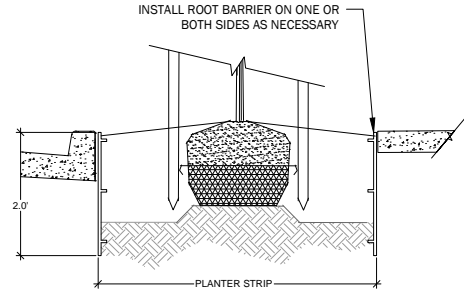


NOTE: TO AVOID LANDSCAPE INTRUSION INTO PATHS, THE FOLLOWING PLANTING SPACING OFF-SETS FROM EDGE OF ALL PATHS, DRIVES, ACCESS ROUTES, ETC. SHALL BE MET:

GROUND COVER: 18"
SMALL SHRUBS (UNDER 3' TALL): 30"
MEDIUM SHRUBS (FROM 3' TALL TO 6'): 42"
LARGE SHRUBS (OVER 6' TALL): 48"

DETAIL: PLANTING GROUNDCOVER SPACING

NOT TO SCALE

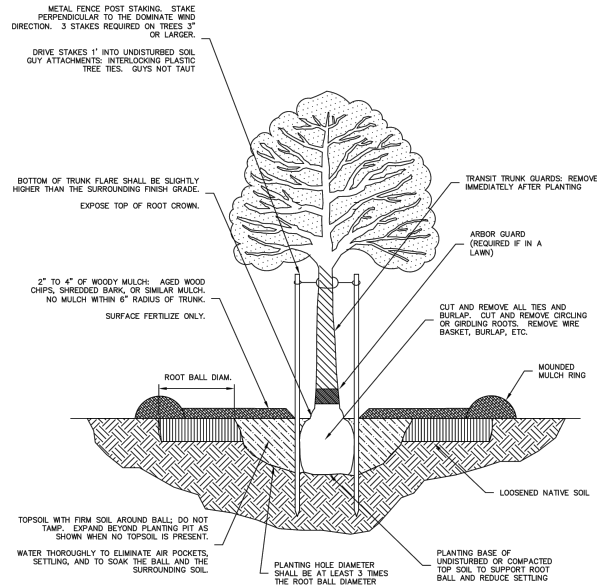


NOTE:

1. INSTALL PRODUCT PER MANUFACTURER'S SPECIFICATIONS.
2. INSTALL PRODUCT A MINIMUM OF 3' BEYOND CENTER OF TREE IN EACH DIRECTION PARALLEL TO UTILITY LINE.
3. ALL TREES LOCATED WITHIN CLOSE PROXIMITY TO UTILITIES TO RECEIVE ROOT BARRIER.

DETAIL: ROOT BARRIER

NOT TO SCALE



APPROVED	DEPT.	DATE

- NOTES:
1. TREE LOCATION TO BE VERIFIED NOT TO CONFLICT WITH UNDERGROUND UTILITIES A MIN. OF 3 FT CLEAR ZONE EACH SIDE.

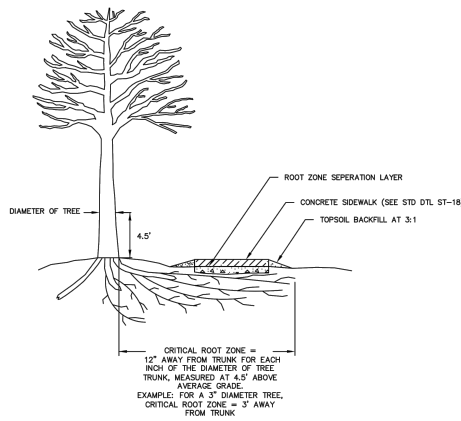
NO SCALE



TREE PLANTING DETAIL

STANDARD DETAIL NO. L-01

NOTE: THE ORIGINAL IS APPROVED FOR PUBLICATION BY PARKS DEPARTMENT AND FILED AT THE CITY OF ISSAQUAH PUBLIC WORKS ENGINEERING OFFICE.



- NOTE:
- 1) SEE SIDEWALK DETAIL ST-18 FOR SIDEWALK CONSTRUCTION INFORMATION.
 - 2) FOR MULTI-USE TRAILS WITH VEHICLE ACCESS, SPECIAL DESIGN IS REQUIRED.
 - 3) ROOT ZONE SEPARATION LAYER REQUIRED UNDER SIDEWALKS LOCATED WITHIN CRITICAL ROOT ZONE. REMOVE TOPSOIL/LAWN AND PROVIDE SEPARATION LAYER MATERIAL AS SHOWN IN THE PLANS.

APPROVED	DEPT.	DATE

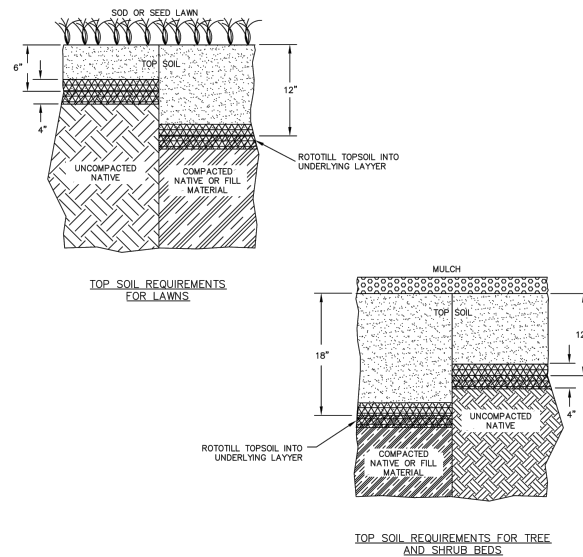
Back to Table of Contents NO SCALE



TRAILS AND MEANDERING SIDEWALKS OVER CRITICAL ROOT ZONES

STANDARD DETAIL NO. L-05

NOTE: THE ORIGINAL IS APPROVED FOR PUBLICATION BY PARKS DEPARTMENT AND FILED AT THE CITY OF ISSAQUAH PUBLIC WORKS ENGINEERING OFFICE.



- NOTES:
- 1) ALL PLANT MATERIALS TO MEET THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1-1900 OR MOST CURRENT VERSION.
 - 2) PLANT, MAINTAIN AND WARRANTY AS PER SPECIAL PROVISIONS.
 - 3) DO NOT SUBSTITUTE SPECIES WITHOUT ENGINEER APPROVAL.

APPROVED	DEPT.	DATE

Back to Table of Contents NO SCALE



TOP SOIL REQUIREMENTS FOR COMPACTED AND NON-COMPACTED SOILS

STANDARD DETAIL NO. L-02

NOTE: THE ORIGINAL IS APPROVED FOR PUBLICATION BY PARKS DEPARTMENT AND FILED AT THE CITY OF ISSAQUAH PUBLIC WORKS ENGINEERING OFFICE.



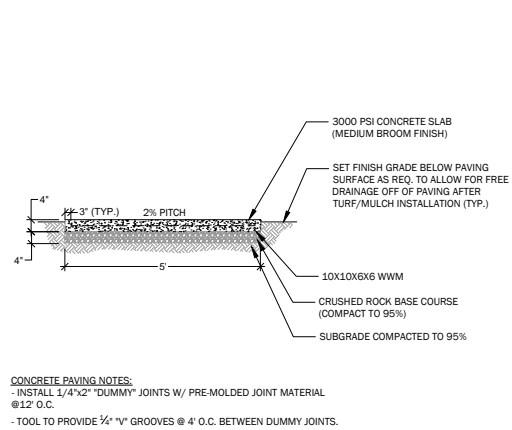
STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
LINDSEY BENNETT SOLORIO
CERTIFICATE NO. 1354
04/17/2018

14711 NE 59th Place Suite 101
Bellevue, Washington 98007
425.885.7877 Fax 425.885.7963
CORE DESIGN
ENGINEERING • PLANNING • SURVEYING

PRELIMINARY LANDSCAPE DETAILS
MALLARD BAY
STEVE BURNSTEAD CONSTRUCTION, LLC
11980 NE 24TH STREET SUITE 200
BELLEVUE, WA 98005

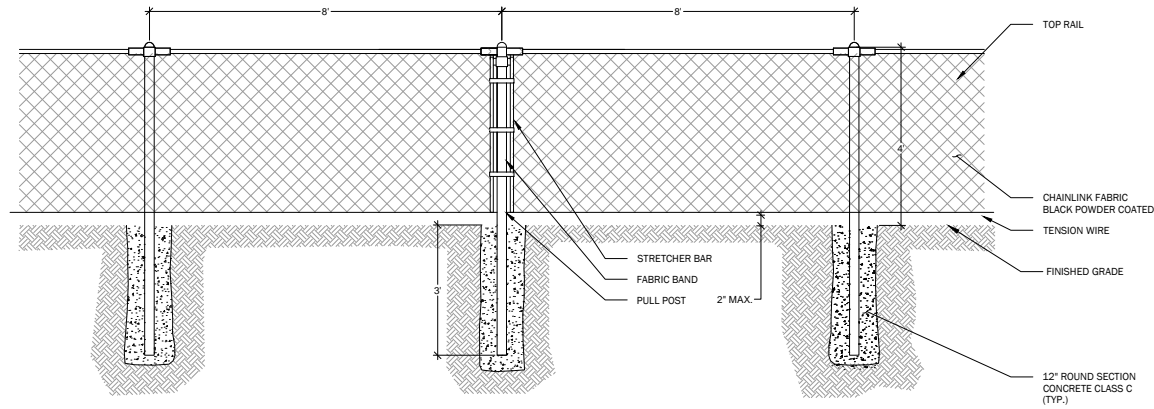
DATE: DECEMBER 2016
DESIGNED: LINDSEY B. SOLORIO
DRAWN: CAROLYN E. MULNIX
APPROVED: LINDSEY B. SOLORIO, P.L.A.
PROJECT MANAGER: JAMES A. OLSEN, P.E.

SHEET 12.31 OF 20
PROJECT NUMBER 16066



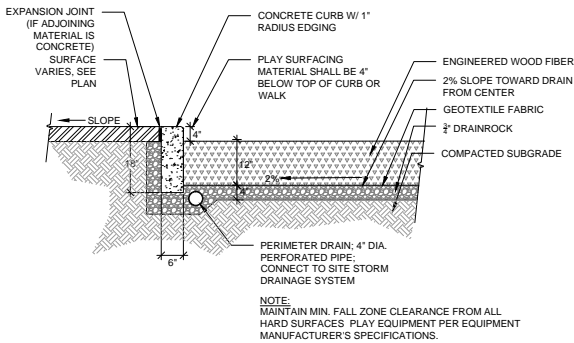
DETAIL: CONCRETE WALK PAVEMENT

NOT TO SCALE



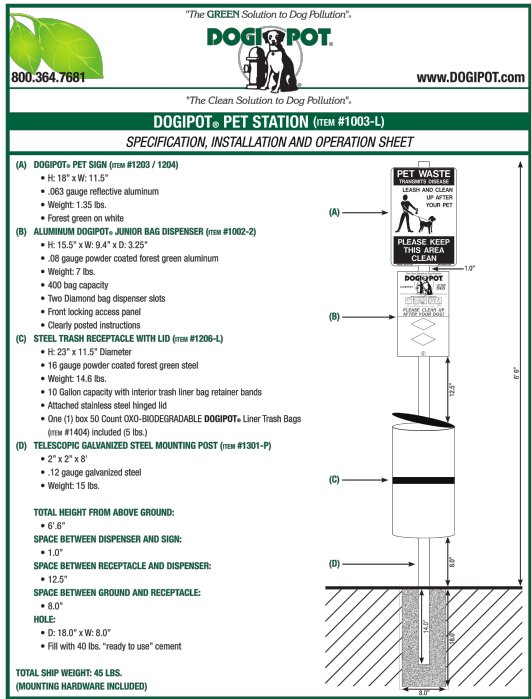
DETAIL: 4' HT. CHAIN LINK FENCE

NOT TO SCALE



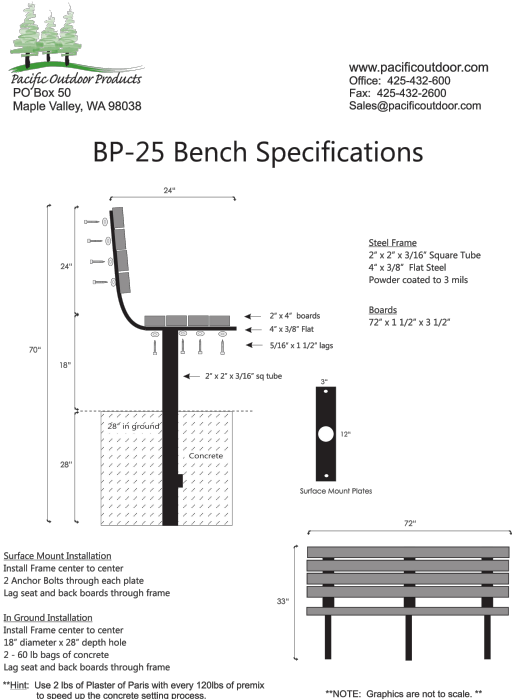
DETAIL: PLAY EDGING (ADJOINING MISC. SURFACE)

SCALE: NOT TO SCALE



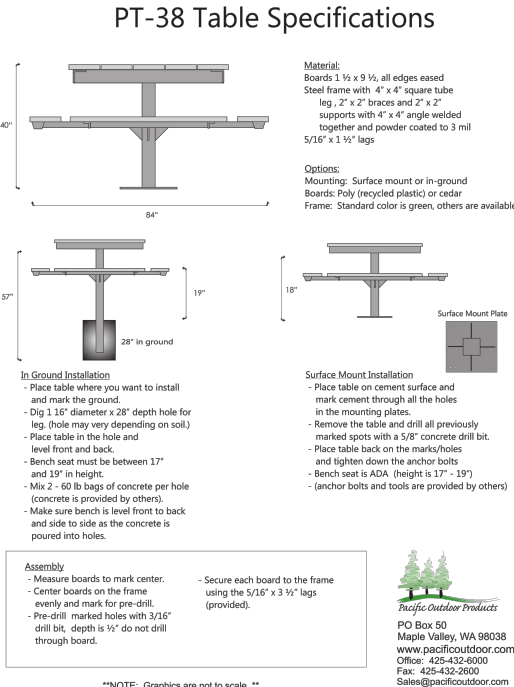
DOGIPOT SPECIFICATIONS

NOT TO SCALE



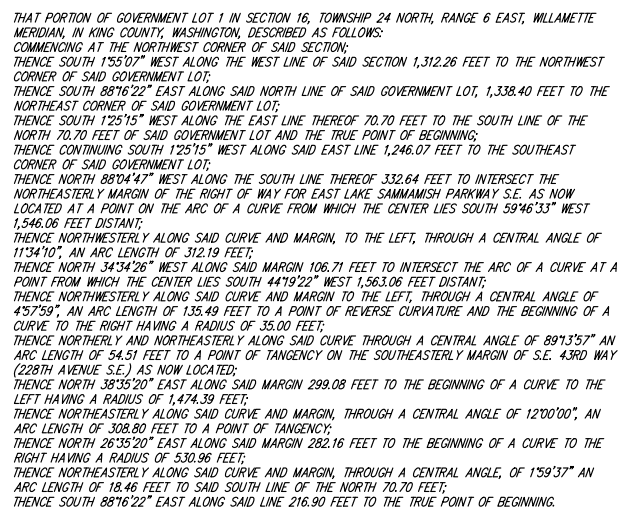
BENCH SPECIFICATIONS

NOT TO SCALE



PICNIC TABLE SPECIFICATIONS

NOT TO SCALE



**BEFORE THE HEARING EXAMINER
FOR THE CITY OF ISSAQUAH**

In the Matter of the Applications of)	No. VAR16-00002; No. PP16-00005
)	
Leo Suver, on behalf of Steve Burnstead)	Mallard Bay Preliminary Plat
Construction, LLC)	
)	
For Approval of a Critical Areas Variance)	FINDINGS, CONCLUSIONS,
<u>and a Preliminary Plat</u>)	AND DECISION

SUMMARY OF DECISION

The requests for a Critical Areas Variance to impact 9,741 square feet of stream buffer for an access road and a Preliminary Plat to subdivide a 13.1-acre parcel into 34 single-family residential lots at 21403 SE 43rd Way are **APPROVED**. Conditions are necessary to mitigate specific impacts of the proposed development and variance.

SUMMARY OF RECORD

Hearing Date:

The Hearing Examiner held an open record hearing on the requests on September 19, 2017. The Hearing Examiner issued a Post-Hearing Order on September 21, 2017, to hold the hearing record open until October 5, 2017, to receive additional documents for the record and any comments on them by a party of record.

Testimony:

The following individuals presented testimony under oath at the hearing:

Keith Niven, City Planner
Leo Suver, Applicant Representative
Bill Shiels, for the Applicant
Jeff Schramm, for the Applicant
David Kappler
Lauren Balisky

Exhibits:

The following variance exhibits were admitted into the record:

- V1. Mallard Bay Composite Grading and Utility Plan (Sheet C4.00 of 20), dated December 2016
- V2. Stream buffer impact
 - a. Mallard Bay Entry Roadway Concept, undated
 - b. Mallard Bay Existing Conditions Map (Figure #6), dated December 14, 2016

Findings, Conclusions, and Decision
City of Issaquah Hearing Examiner
Mallard Bay Critical Area Variance and Preliminary Plat
No. VAR16-00002; No. PP16-00005

- c. Mallard Bay Proposed Site Plan Overview (Figure #7), dated December 14, 2016
- V3. Mallard Bay Vicinity Map, undated
- V4. Notice
 - a. Affidavit of Service of Mailing, dated August 22, 2017
 - b. Notice of Hearing, undated
 - c. Email from Gretchen Garrett to Parties of Record, dated August 22, 2017
 - d. Mailing labels
- V5. Classified Advertising Proof/Receipt, Public Hearing Notice, *Issaquah/Sammamish Report*, dated August 25, 2017, with published notice
- V6. Staff Report, dated August 18, 2017
- V7. Letter from Jennifer M. Marriott, Talasaea Consultants, Inc., Variance Request – Project Narrative, dated December 16, 2016
- V8. Critical Areas Report and Conceptual Mitigation Plan, Talasaea Consultants, Inc., dated December 16, 2016
- V9. Memo from Keith Niven to Hearing Examiner, dated September 25, 2017

The following preliminary plat exhibits were admitted into the record:

- PP1. Notices
 - a. Notice of Application, dated June 28, 2017
 - b. Affidavit of Sign Installation, dated February 2, 2017
- PP2. Development Services Director AAS & Interpretation for Mallard Bay, dated September 25, 2016
- PP3. Regional Trail Exhibit, Composite Grading and Utility Plan (Sheet C4.00 of 20), dated December 2016
- PP4. SEPA Threshold Determination
 - a. Determination of Nonsignificance, dated August 18, 2017
 - b. SEPA Environmental Checklist, dated December 16, 2016
 - c. Mallard Bay Preliminary Plat Vicinity Map, undated
 - d. Final Staff Evaluation for Environmental Checklist SEP 16-00005, updated August 18, 2017
 - e. Email from Nikki Fields, Washington State Parks & Recreation Commission, to Keith Niven, dated August 2, 2017
- PP5. Letter from Keith Niven to Leo Suver, dated July 21, 2017, Tree retention reduction conditional approval
- PP6. Public comment
 - a. Email from Teresa Riley to Keith Niven, dated July 5, 2017, with email string
 - b. Email from June Thornton to Keith Niven, dated July 6, 2017
 - c. Email from Alfred Wong to Keith Niven, dated July 9, 2017
 - d. Email from Ed Bullock, Alta at the Lake Association, to Keith Niven, dated July 11, 2017
 - e. Email from Nikki Fields, Washington State Parks and Recreation Commission, to Keith Niven, dated August 2, 2017

Findings, Conclusions, and Decision
City of Issaquah Hearing Examiner
Mallard Bay Critical Area Variance and Preliminary Plat
No. VAR16-00002; No. PP16-00005

- PP7. Preliminary plat plans, dated December 2016
- a. Title Sheet (C1.01 of 20)
 - b. Existing Conditions (C1.02 of 20)
 - c. Existing Conditions (C1.03 of 20)
 - d. Preliminary Plat Map (C1.04 of 20)
 - e. Composite Grading and Utility Plan (C4.00 of 20)
 - f. Preliminary Grading and Utility Plan (C4.01 of 20)
 - g. Preliminary Grading and Utility Plan (C4.02 of 20)
 - h. Preliminary Grading and Utility Plan (C4.03 of 20)
 - i. Preliminary Road Profiles and Details (C4.21 of 20)
 - j. Preliminary Road Profiles (C4.22 of 20)
 - k. Preliminary Tree Retention Plan (L1.01 of 20)
 - l. Preliminary Tree Retention Plan (L1.02 of 20)
 - m. Preliminary Tree Retention Plan (L1.03 of 20)
 - n. Preliminary Tree Retention Plan (L1.04 of 20)
 - o. Preliminary Landscape Plan (L2.01 of 20)
 - p. Preliminary Landscape Plan (L2.02 of 20)
 - q. Preliminary Landscape Plan (L2.03 of 20)
 - r. Preliminary Landscape Schedule and Notes (L2.04 of 20)
 - s. Preliminary Landscape Details (L2.31 of 20)
 - t. Preliminary Landscape Details (L2.32 of 20)
- PP8. Staff Report, dated August 18, 2017
- PP9. City PowerPoint (10 slides)
- PP10. Memo from Keith Niven to Hearing Examiner, dated September 18, 2017
- PP11. Letter from Lauren Balisky to Keith Niven, dated September 19, 2017
- PP12. Quit Claim Deed, #20151231001105, recorded December 31, 2015

The City provided the following additional exhibits on September 25, 2017:

- PP13. Land Use Application #387640 – Mallard Bay, submitted December 16, 2016; with Project Details, as of May 11, 2017
- PP14. Mallard Bay: Geotechnical Report and Critical Areas Study, Golder Associates, Inc., dated December 15, 2016
- PP15. Memorandum from Jeff Schramm, Transportation Engineering NorthWest, to Doug Schlepp, Traffic Impact Analysis, dated December 14, 2016
- PP16. Letter from Jennifer M. Marriott to Whom it May Concern, dated December 16, 2016, Variance Request – Project Narrative
- PP17. Critical Areas Report and Conceptual Mitigation Plan, Talasaea Consultants, Inc., dated December 16, 2017
- PP18. PP12. Preliminary Technical Information Report, Core Design, Inc., dated December 16, 2016
- PP19. King County Certificate of Sewer Availability, dated December 3, 2016
- PP20. King County Certificate of Water Availability, dated December 3, 2016

Findings, Conclusions, and Decision
City of Issaquah Hearing Examiner
Mallard Bay Critical Area Variance and Preliminary Plat
No. VAR16-00002; No. PP16-00005

- PP21. Transportation of Concurrency Certificate, issued September 21, 2017
- PP22. Memo from Keith Niven to Hearing Examiner, dated September 25, 2017, RE: Mallard Bay Street Deviation & Assessment of Cumulative Impact of Variance Request
- PP23. Arborists Report, Greenforest Incorporated, to Leo Suver, Steve Burnstead Construction LLC, dated December 15, 2016
- PP 24. Email from Karen Walter, Muckleshoot Indian Tribe, to Keith Niven, dated August 18, 2017
- PP 25. Email from Karen Walter, Muckleshoot Indian Tribe, to Keith Niven, dated September 7, 2017, with email string
- PP 26. Email from Steven Mullen-Moses, Snoqualmie Tribe, to Keith Niven, dated September 7, 2017, with email string

The Hearing Examiner enters the following findings and conclusions based upon the testimony and exhibits admitted at the public hearing:

FINDINGS

Application and Notice

1. Leo Suver, on behalf of Steve Burnstead Construction, LLC (Applicant),¹ requests a critical areas variance (CAV) to impact 9,741 square feet of stream buffer for an access road and a preliminary plat (PP) to subdivide a 13.1-acre parcel into 34 single-family residential lots. The property is located at 21403 SE 43rd Way. *Exhibit PP7; Exhibit PP8, Staff Report, pages 1 and 2; Exhibit PP13; Exhibit PP16; Exhibits V1 through V3; Exhibit V6, Staff Report, pages 1 and 2.*
2. The City of Issaquah (City) deemed the applications complete on December 16, 2016. The Applicant posted the property with a notice of proposed land use action on February 2, 2017. The City mailed notice of the applications for a CAV and preliminary plat to adjacent property owners within 300 feet of the site on June 28, 2017. City Planner Keith Niven testified that the neighborhood meeting, required by IMC 18.13.070, was combined with a meeting with the City's River & Stream Board on July 18, 2017. The City mailed notice of the open record hearing to adjacent property owners within 300 feet of the site and parties of record on August 22 and 27, 2017, and published notice in *The Issaquah Reporter* on August 25, 2017. The site was posted with notice of the hearing on August 30, 2017. *Exhibit PP1.a; Exhibit PP8, Staff Report, pages 2 and 5; Exhibit V4; Exhibit V5; Exhibit V6, Staff Report, page 3; Testimony of Mr. Niven.*
3. The Washington State Parks and Recreation Commission (WSPRC) submitted an email comment, dated August 2, 2017. The WSPC raised concerns about the proposed project impacts on the adjacent Lake Sammamish State Park, on regional trail connections, and on the park's wetland systems. The City also received written comments from the public,

¹ The Land Use Application identifies Leo Suver as the property owner's authorized agent. *Exhibit PP13.*

which are summarized in Findings 25 through 30. *Exhibit PP6; Exhibit PP8, Staff Report, pages 7, 10, and 11.*

State Environmental Policy Act

4. The City acted as lead agency and analyzed the environmental impacts of the proposal as required by the State Environmental Policy Act (SEPA), Chapter 43.21C Revised Code of Washington (RCW). The City reviewed the Applicant's environmental checklist and other available information on file. The Applicant's environmental checklist identified songbirds as observed or known to exist on or near the site. The City's staff evaluation for the environmental checklist notes that the site provides valuable habitat for a substantial range of animals and likely provides habitat for a variety of birds and small mammals. The City determined that the proposed project would not have a probable significant adverse impact on the environment and issued a proposed Determination of Nonsignificance (DNS) on July 28, 2017,² with a comment/appeal deadline of August 18, 2017. The City published notice of the SEPA determination in *The Issaquah Reporter* on July 28, 2017. The Muckleshoot Indian Tribe provided email comments, dated August 18, 2017, requesting additional details, and a follow-up email, dated September 6, 2017. The Snoqualmie Tribe submitted an email comment, dated September 7, 2017, requesting that the Applicant retain the services of a professional archaeologist prior to any construction. The DNS was not appealed. *Exhibit PP4; Exhibit PP8, Staff Report, pages 2 and 7; Exhibits PP24 through PP26.*

Comprehensive Plan, Zoning, and Surrounding Property

5. The property is designated Multifamily Residential (MR) by the City Comprehensive Plan. The proposed density is 4.52 dwelling units per acre. Mr. Niven testified that the City has excess capacity for residential development; that this property is outside the City's Regional Growth Center; and that, although designated MR, a lower density can still comply with the Growth Management Act.

The property is zoned MF-H (29 dwelling units per acre). *IMC Table 18.07.360*. The purpose and intent of the MF-H designation is to provide for high-density multifamily neighborhoods, in direct proximity to a variety of urban services and commercial uses. Duplexes and multifamily units are permitted uses. In addition to the objectives stated in the Purpose and Intent section of *Chapter 18.06 IMC*, the following objectives also apply to this district:

1. Provide opportunities for high density multifamily dwellings in direct proximity to commercial and retail services while preserving open space areas;
2. Require landscape buffers which separate neighboring land uses and arterial roadway from dwelling units;

² Although the proposed DNS has the date of August 18, 2017 (*Exhibit PP4.a*), the Hearing Examiner assumes that the issue date of July 28, 2017, noted in the staff report, is the correct date. *Exhibit V6, Staff Report, page 3; Exhibit PP8, Staff Report, pages 2 and 7.*

3. Locate housing in close proximity to a range of urban services, to facilitate transportation alternatives and encourage pedestrian access;
4. Require that traffic generated from high density multifamily use will not pass through single family neighborhoods; and
5. Provide opportunities for limited scale retail, office, and service uses as part of a mixed use development.

IMC 18.06.100.H; Exhibit PP7.a; Exhibit PP8, Staff Report, pages 4 and 5; Testimony of Mr. Niven.

6. The MF-H zone does not require a minimum lot size or width. Proposed lots would range from 2,800 to 7,577 square feet in size. The Applicant would provide 20-foot side yard setbacks, 10-foot front yard setbacks, and 5-foot rear yard setbacks, consistent with the MF-H zone. *IMC Table 18.07.360*. The MF-H zone allows a maximum impervious surface area of 50 percent (or 286,751 square feet). *IMC 18.07.360, Table 1*. The site plan shows conceptual building footprints on each of the lots. The City determined that impervious surface limits would be calculated on the project, as a whole, and not on a lot-by-lot basis. *Exhibit PP2; Exhibit PP7.d; Exhibit PP8, Staff Report, pages 3, 5, and 6*.
7. Lake Sammamish State Park (Hans Jensen Recreation Area) is located to the east. Single-family residences are located to the south, across East Lake Sammamish Parkway. Condominiums are located to the west. A Sammamish Plateau Water & Sewer District sewer facility is located to the north. *Exhibit PP4.d*.

Existing Site

8. The 13-acre, triangle-shaped project site is presently undeveloped and completely forested. There is no upstream area draining into the site. The proposed site contains a stream and wetland in the southern portion of the property. The northern portion of the property contains a steep slope critical area. The site drains south and west, down steep slopes (40 percent or greater), to a stream running parallel to SE 43rd Way and then southeast into Wetland A, in the south portion of the site, and discharges to Lake Sammamish under East Lake Sammamish Parkway. *Exhibit PP.8, Staff Report, pages 3, 5, and 6; Exhibit PP18*.

Critical Areas

9. The Applicant submitted a Geotechnical Report and Critical Areas Study (Geotechnical Report) prepared by Golder Associates, Inc., dated December 15, 2016. The site contains EvC - Everett very gravelly sandy loam, KpB and KpD - Kitsap silt loam, and Ma – Mixed alluvial land. The Geotechnical Report identified seven steep slope hazard areas on-site and requested exemptions. Slope #1 is located on proposed Lots 3 and 4. The Applicant proposes to re-grade and flatten the portions between 10 and 20 feet in height as part of lot grading for Lots 3 and 4. The Applicant requests a steep slope critical areas exemption from the Director, as set out in IMC 18.10.580.E. Slope #2 is located south of

the planned entry road off of SE 43rd Way. Although no development is currently planned for this area, the Applicant also requests an exemption based on the slope height meeting the exemption criteria (up to 20 feet). Slope #3 lies just north of Slope #2. The Applicant also requests exemptions where construction and grading for the planned project entrance road would eliminate nearly all of Slope #3 and where filling would eliminate Slope #5. Planned development near Slope #6 would include construction of a hammerhead driveway, with a road supported by an engineered retaining wall. The Applicant requests the Director reduce the steep slope buffer from 50 feet to 10 feet, as set out in IMC 18.10.580.A.2. The Applicant is also requesting an exemption from the steep slope critical areas for Slope #7.

The Geotechnical Report determined that the proposed development is feasible from a geotechnical perspective if engineering design recommendations are followed including those for seismic design criteria, foundations, floors, retaining structures, and permanent slopes. The Report determined that construction of houses is feasible if construction recommendations are followed including for erosion control and construction drainage; site preparation; slopes and temporary excavations; subgrade and foundation preparation; fill materials, placement, and compaction; re-use of on-site soils; wet weather construction; and geotechnical construction monitoring. The remaining steep slopes would be placed in a NGPE (Tract A) in the northern portion of the plat. *Exhibit PP7.d; Exhibit PP14.*

10. The Applicant also submitted a Critical Areas Report and Conceptual Mitigation Plan prepared by Talasaea Consultants, Inc., dated December 16, 2015. One Type F water, called Many Springs Creek, and two wetlands were identified and delineated on the property. Wetland A is a forested Category III wetland, with a 50-foot buffer. Wetland B, vegetated primarily by shrub species, such as salmon berry and Himalayan blackberry, as well as red alder and Oregon ash, is a Category IV wetland, with no buffer requirement under IMC 18.10.640.C. The proposed entrance road would impact approximately 9,741 square feet of stream buffer. Proposed stormwater dispersion trenches would impact approximately 1,185 square feet of Wetland A buffer and approximately 973 square feet of temporary buffer. The Applicant proposes to use buffer averaging to add no less than 11,127 square feet of upland forest to the stream buffer and no less than 1,185 square feet of upland forest to the Wetland A buffer. Wetland A and its buffer would be placed in a NGPE³ (Tract B) in the southern portion of the site. Minor buffer impacts would also result from required frontage improvements along SE 43th Way, which would be addressed during final design. NGPE tracts would be protected using rail fencing and signage under IMC 18.10.408 and .515. *Exhibit PP16.*

³ The City code defines a Native Growth Protection Easement (NGPE) as: “An easement granted to the City or other nonprofit entity for the protection of native vegetation within a critical area or critical area buffer.” The Preliminary Plat map depicts these areas as “NGPA.” *Exhibit PP7.d.*

Critical Areas Variance

11. The City code provides for variances from critical areas in Chapter 18.10 IMC – Environmental Protection. Variances may be granted to property owners who, due to the strict implementation of this chapter and/or to unusual circumstances regarding the subject property, are deprived of privileges commonly enjoyed by other properties in the same vicinity and zone and under the same land use regulations, or have been denied all reasonable use of the property.⁴ *IMC 18.10.430.B.*
12. The proposed plat cannot be accessed from East Lake Sammamish Parkway due to the presence of previously mitigated wetlands and the topography of the property. The Applicant requests a critical areas variance to allow 9,741 square feet of impact to the Many Springs Creek (a Class 2-S Stream) stream buffer for an access road crossing from SE 43rd Way. A bridge or culvert would be used to span the creek and minimize impacts to the critical area. No impacts to the stream channel would occur. The City determined that the requested variance is consistent with the recommendations of the Applicant's geotechnical and wetland consultants. The Applicant submitted a Variance Request with a narrative prepared by Talasaea Consultants, Inc., dated December 16, 2016. The Project Narrative provides a history of the site, noting that Many Springs Creek was relocated eight to ten years ago to its current location, with associated wetland mitigation. Many Springs Creek is a salmonid-bearing creek with a 100-foot buffer. The proposed entrance road would align with another access road immediately across the street. The proposed access road would not result in any filling to Wetland B, and the road right-of-way would be the minimum required to construct the access road to City road standards. An additional 11,127 square feet of fully functioning buffer would be added to the stream buffer, which is already vegetated with native trees, shrubs, and herbaceous species. *Exhibit V6, Staff Report, page 2; Exhibit PP16.*
13. Mr. Niven submitted an Assessment of Cumulative Impact of Variance request, dated September 25, 2017. He determined that granting the variance would be consistent with the purpose of the Critical Areas chapter in allowing for the reasonable use of private property and would not establish a precedent inconsistent with the intent of IMC Section 18.10.430.G. *Exhibit PP22.*

Stormwater

14. The Applicant submitted a Preliminary Technical Information Report (PTIR) prepared by CORE Design, Inc., dated December 16, 2016. There is no upstream area draining into the site. The site drains south and west down steep slopes (40 percent or greater) to a creek running parallel to SE 43rd Way and then southeast into Wetland A in the south portion of the site, which discharges to Lake Sammamish under East Lake Sammamish

⁴ The City code defines a *variance* as “[a] modification of the regulations of the City [Land Use] Code as applied to a specific property when authorized by the Hearing *Examiner* after he/she finds that the literal application of the provisions of this Code would cause undue and unnecessary hardship in view of the facts and conditions applying to a building or lot.” *IMC 18.02.240.*

Parkway via Laughing Jacobs Creek. The proposed project would add more than 5,000 square feet of new impervious area. Conservation Flow Control (Level 2) and Sensitive Lake Water Quality are required. Stormwater would be managed using the guidelines and requirements of the 2009 King County Surface Water Design Manual and City Addendum criteria. The proposed project would include two detention-vault facilities and two modular wetland water quality system facilities. The entry road and frontage improvements would drain to the west vault, located at the entrance to the plat. The lots and remaining roads would drain to the east vault (Tract D), located to the west of Lots 5 and 6. Water quality treatment would be provided by Modular Wetland Systems, located downstream of each vault, and discharged to Wetland A through a dispersion trench. *Exhibit PP8, Staff Report, page 8; Exhibit PP18.*

15. Grading and excavation would take place on 57 percent of the site, including 16,300 cubic yards of cut and 14,300 cubic yards of fill. Site clearing on steep slopes would be limited to April 1 – November 1. Erosion control would include the Best Management Practices incorporated in the civil design drawings. *Exhibit PP4.d; Exhibit PP8, Staff Report, page 11; Exhibit PP14.*

Traffic

16. The Applicant submitted a Traffic Impact Analysis (TIA), prepared by Transportation Engineering NorthWest, dated December 14, 2016. The proposed 34 residences would generate 389 new weekday trips with 34 trips during the AM peak hour and 40 weekday PM peak hour trips. The TIA determined that the intersection of East Lake Sammamish Parkway SE and SE 43rd Way is anticipated to operate at Level of Service (LOS) C or better during the AM and PM peak hours in 2018, without or with the proposed project. A traffic concurrency review was conducted to evaluate the impacts of traffic generated by the proposal. On September 21, 2017, the City of Issaquah issued a Transportation Concurrency Certificate for 34 “net new vehicle internal trip ends.” The City determined that additional traffic from the proposed project has been mitigated with the formation of Local Improvement District (LID) 24. Through the LID process, the City constructed a roundabout at the intersection of East Lake Sammamish Parkway and SE 43rd Way. A turn pocket is proposed on SE 43rd Way to create a safe access point. *Exhibit PP4.d; Exhibit PP8, Staff Report, page 7; Exhibit PP15; Exhibit PP21.*
17. The TIA evaluated the entering sight distance (ESD) and stopping site distance (SSD) at the proposed plat access road. Based on a 45 mph design speed on SE 43rd Way, in the eastbound direction, the recommended design value for SSD is 360 feet, with the actual SSD greater than 360 feet. Minimum ESD requirements of 500 feet for left turns and 430 feet for right turns from the site would be met. The posted SE 43rd Way speed limit is 40 mph, with speed limit postings intended to meet 85th percentile speeds. A two-day speed study (December 7 and 8, 2016) on SE 43rd Way showed the 85th percentile speed at 43 mph in the eastbound direction and 42 mph in the westbound direction. In addition to an exiting left-turn merge lane for left turns out of the site, the project would construct

widening frontage improvements for bicycle lanes and a new eight-foot sidewalk.
Exhibit PP15.

Access and Parking

18. The property would be accessed from SE 43rd Way. The Applicant would construct the following internal streets, three of which require street-standard deviations, as described in the staff report:

- Road A (entry road off SE 43rd): (2) 10.5' travel lanes, sidewalk on the north side, no landscape strip through the critical area, 10-foot regional trail on the south side, no landscape strip. A deviation has been requested to Road A to minimize impacts on the adjacent critical areas.
- Road B (N/S road paralleling SE 43rd): (2) 10.5' travel lanes = curbs, 5-foot planter strip and 5-foot sidewalk on each side. Consistent with Detail T-11.
- Road C (northern road): (2) 10' travel lanes. 5 residences are access from Road C. Road C will be Conditioned to be a shared pedestrian/vehicle road. Road C is not an adopted street standard and requires a deviation. The proposal is to create a shared surface for automobiles and pedestrians.
- Road D (southern road): (2) 10' travel lanes. 5 residences are accessed from Road D. Road D provides vehicular access to five lots. Road D will be Conditioned to be a shared pedestrian/vehicle road. Road D is not an adopted street standard and requires a deviation. The proposal is to create a shared surface for automobiles and pedestrians.

Exhibit PP8, Staff Report, pages 7 and 8. The City Engineer approved the proposed deviations as meeting the City of Issaquah Street Standards deviation criteria. *Exhibit PP8, Staff Report page 8; PP22.*

19. The Applicant would provide two-car garages to provide two parking spaces per single-family residence, as required by City code and as reviewed with the building permits. *Chapter 18.09 IMC.* Parking would also be available in driveways. No on-street parking would be allowed. The Applicant would provide six additional guest parking spaces on top of the stormwater detention-vault lid in Tract D. *Exhibit PP8, Staff Report, page 6.*

Non-motorized Facilities

20. The City code requires non-motorized pathways, in addition to sidewalks, to link to adjacent developments, open spaces, schools, or other activity centers and public facilities. *IMC 18.07.081.* The Washington State Parks and Recreation Commission (WSPRC) submitted comments about the proposed plat design, concerned that it would hamper or preclude a planned regional trail connection between the East Lake Sammamish Trail and the East Plateau Trails up to neighborhoods on the Sammamish Plateau. The WSPRC noted that an abandoned railroad line parallels SE 43rd Way, ending just northeast of the Mallard Bay property. A connection following a former road

alignment through the Mallard Bay property would be needed to connect this regional trail system. The proposal now includes a 10-foot-wide, multi-use trail running east-west through the parcel and south to the East Lake Sammamish Parkway.

On September 18, 2017, Mr. Niven submitted a memo to the Hearing Examiner explaining that, when the Applicant purchased the parcel from King County, a 50-foot-wide public trail easement was placed on the property in order to help complete the regional Laughing Jacobs trail, connecting Sammamish to Lake Sammamish. Because the parties have not yet reached a resolution, Mr. Niven and Applicant Representative Leo Suver agreed that proposed conditions 1, 2, and 20 should be replaced with the following language, as Condition 25:

There is a 50-foot E-W trail easement located at the northern edge of the parcel recorded to benefit King County. By November 30, 2017, an agreement will be entered into where the Applicant will either:

- a) Remove all proposed lots from the encumbered property consistent with Exhibit 3 (revised), attached; or,
- b) Provide a relocation agreement letter from King County Parks. The letter will acknowledge:
 1. The County will agree to exchange the existing easement for a new easement, and
 2. The Applicant will construct a mixed-use trail for the length of the property along SE 43rd Way.⁵ The trail will be a minimum 10 feet in width, but will be 12-15 feet where not limited by critical areas and will be separated from the curb, where possible with landscaping; and,
 3. The County will either execute a separate agreement with the Applicant to relocate the easement or will be a signatory to this plat.

If the parties fail to agree, King County shall submit a report to the Hearing Examiner; the Hearing Examiner may decide to re-open the hearing if necessary.

Exhibit PP6.e; Exhibit PP8, Staff Report, page 6; Exhibit PP10; Testimony of Mr. Niven and Mr. Suver.

Landscaping and Tree Retention Area

21. The Applicant submitted a preliminary landscape plan and details, which includes a plant schedule, potable water irrigation budget calculations, and general landscape notes. The Applicant also submitted an Arborist Report, prepared by Greenforest Incorporated, dated December 15, 2016. The Arborist Report includes a significant tree inventory outside the

⁵ The proposed City condition referenced “43rd Place.” The Hearing Examiner assumes that SE 43rd Way was meant. *Exhibit PP10.*

critical areas, buffers, and buffer-average areas. The Arborist Report identifies a total of 7,787 diameter inches of significant trees, with 6,395 diameter inches to be removed and 1,392 diameter inches retained. Subdivisions in the MF-H zone must retain a minimum of 25 percent of the total caliper of existing significant trees outside of critical areas and buffers. *IMC 18.12.1385.A*. The Applicant submitted preliminary tree retention plan maps, prepared by CORE Design, Inc. The City code allows a reduction of up to 50 percent of the tree retention requirements through a Level 2 Review process. The City reviewed and conditionally approved the Applicant's tree retention request of 12.5 percent.⁶ *Exhibit PP7.k through .t; Exhibit PP8, Staff Report, pages 6 and 7; Exhibit PP23.*

Services and Utilities

22. All proposed utilities are available in the vicinity. Puget Sound Energy would provide electrical power and natural gas. The Applicant provided King County Certificates of sewer and water availability from the Sammamish Plateau Water & Sewer District, dated December 13, 2016. Mark Lawrence provided comments on behalf of the fire department, received October 4, 2016, requesting that fire lanes be a minimum of 20 feet wide and that computer modeling be required for fire ladder truck turning. Fire hydrants and fire flow are to be determined. *Exhibit PP4.d; Exhibit PP7.a; Exhibit PP13; Exhibits PP19 and PP20.*

Parks, Recreation, and Schools

23. No on-site active recreation areas are required. The Applicant would provide a play structure, seating, and a picnic bench within Tract D, however, where the stormwater vault would be located. The Applicant would pay a parks impact fee applied to each building permit to fund future acquisition and provisions of active park areas. The Issaquah School District did not provide comments on the proposed subdivision, and it is uncertain to which schools resident students would be assigned. Students would be bused to school. The Applicant would provide internal sidewalks, but a school bus stop location has not been determined. *Exhibit PP7.e; Exhibit PP8, Staff Report, page 8.*

Impact Fees

24. Impact fees are required for each new single-family residence. The Applicant would pay the fees for each residential unit for fire protection, schools, parks, general government (SEPA), and police (SEPA). Impact fees would be calculated at the time the City issues building permits. Traffic impact mitigation would occur as part of the project's roundabout LID. *Exhibit PP8, Staff Report, page 10.*

Public and Applicant Comments, and Staff Response

25. The City received written public comments on the application, which staff responded to in the staff report, as follows:

⁶ The City conditionally approved the tree retention reduction request subject to the Applicant receiving preliminary plat approval. *Exhibit 5.*

- Teresa Riley submitted email comments, dated July 5, 2017, expressing concern over the proposed access onto SE 43rd Way; traffic impacts; and LID fees. City staff explained that the access point of the proposed plat is being driven by the critical areas on the property, and that the Applicant must demonstrate that they have done what is feasible to minimize their impacts to the on-site critical areas. The access point onto SE 43rd Way must also meet the City's requirements for safety, including ingress and egress from the site. Access to and from the site has been reviewed by the City's traffic engineers and been deemed to meet safety requirements.
- June Thornton submitted an email comment, dated July 6, 2017, expressing safety concerns over the SE 43rd Way roundabout and traffic speeds on SE 43rd Way. City staff responses to Ms. Thornton's concerns were identical to Ms. Riley's concerns except Ms. Thornton also identified concern over the proximity of a school bus stop. Staff explained that the City will work with the School District to ensure there is a safe location for school buses to pick up and drop off, and that this review will occur prior to final plat approval.
- Alfred Wong submitted an email comment, dated July 9, 2017, expressing similar concerns over traffic safety and school buses addressed above.
- Ed Bullock, President, Alta at the Lake Association, submitted a letter, dated July 11, 2017, raising a number of concerns similar to those identified above. Mr. Bullock also raised a question about the Critical Area Variances and the number of parking spaces in the proposal. City Staff responded that a decision about critical areas would be made by the Hearing Examiner and would be made only after the staff position and public comments are considered. The Applicant responded to Mr. Bullock's concern about parking by providing additional guest parking spots.
- Nikki Fields, Washington State Parks & Recreation Commission Parks Design & Land Use Planner, submitted an email comment dated August 2, 2017, expressing concerns over the proposed regional trail location if it dead-ended at the property boundary of their property. City staff responded by noting it understands the concerns expressed by State Parks and, because the final trail location has not been decided, Staff believe this concern will be fully addressed prior to Final Plat submittal.

Exhibits PP6.a – .e; Exhibit PP8, Staff Report, pages 10 and 11.

26. Mr. Suver testified that he had met with Nikki Fields of the WSPRC and that fencing would be provided along the property line, with signs stating no entry to park property except via authorized entry points. He noted that longer driveways on all lots allow for two guest parking spaces per lot and that six additional guest parking spaces would be located on top of the east stormwater detention vault in Tract D. He responded to the DNS comments from the Snoqualmie Tribe and noted that a cultural survey would be completed prior to final plat approval. He also responded to the DNS comments from The Muckleshoot Tribe. *Exhibits PP24 through PP26; Testimony of Mr. Suver.*
27. Bill Shiels, a wetlands ecologist with Talasaea Consultants, Inc., testified for the Applicant about the Proposed Site Plan Overview (Exhibit V2.c). He noted that Many Springs Creek is a salmon stream, and the Applicant would use a culvert for the road crossing. He also stated that the proposed trail would not intrude into buffer areas. *Testimony of Mr. Shiels.*
28. Jeff Schramm, a Transportation Engineering NorthWest transportation engineer, testified for the Applicant and responded to public comments concerning traffic. He summarized his Traffic Impact Analysis, noting that there was only one feasible access point to the proposed plat; that the access point would be a right turn in, right turn out, with a left turn out and a merge lane; that the proposed access road would align with 213 Place SE on the north side of the street; and that the Level of Service at the roundabout would continue to operate at a Level of Service C, with or without the project. *Exhibit PP15; Testimony of Mr. Schramm.*
29. David Kappler, Vice President of the Issaquah Alps Trails Club, testified that he agreed with the proposed new Condition 25 regarding a resolution for the trail connector. He recommended that the proposed signage should read: “King County Park Property – Please Use Authorized Access.” *Testimony of Mr. Kappler.*
30. Lauren Balisky, King County Department of Natural Resources and Parks Real Property Agent, testified about a submitted comment letter, dated September 19, 2017, stating that King County retained a trail easement when the property was sold in 2005 and that full use of the easement is required. She explained that the County is in the process of working with the current property owner to best define trail location and development. *Exhibit PP11; Exhibit PP12; Testimony of Ms. Balisky.*

City Staff Recommendation

31. City staff determined that the proposal is consistent with the Comprehensive Plan designation, the Issaquah Land Use Code, and other development regulations, including Chapter 18.13 IMC (Subdivision Code) and RCW 58.117.110 (Washington State Subdivision Code), as well as the variance criteria under IMC 18.10.430.D. City staff recommended approval of the critical areas variance and preliminary plat, with

conditions. *Exhibit V6, Staff Report, pages 3 through 5; Exhibit PP8, Staff Report, pages 4 through 13.*

CONCLUSIONS

Jurisdiction

The Hearing Examiner has authority to hear and approve, approve with conditions, or deny a critical areas variance application based on the decision criteria, staff report, public comments, and discussion of the issues. *IMC 18.03.060.A; 18.04.490.B; 18.10.430.C.*

The Hearing Examiner has authority to hear and approve, conditionally approve, or disapprove the preliminary plat request after review of the preliminary plat, the administration's recommendation, testimony, and exhibits submitted at the public hearing. The Hearing Examiner makes the final decision on preliminary subdivisions. *Issaquah Municipal Code (IMC) 18.03.060.B; 18.03.170; 18.04.490.C.1; 18.13.140.A.*

Criteria for Review

Variances from critical areas regulations are decided using approval criteria found in IMC 18.04.490.B.2 and IMC 18.10.430.D. Before any variance may be granted, the Applicant must show:

- a. The variance is in harmony with the purpose and intent of the relevant City ordinances and the Comprehensive Plan;
- b. The variance shall not constitute a grant of special privilege which would be inconsistent with the permitted uses, or other properties in the vicinity and zone in which the property is located;
- c. The variance is necessary because of special circumstances relating to the size, shape, topography, location or surroundings of the property, and such variance will provide use rights and privileges permitted to other properties in the vicinity, located in the same zone as the property, and developed under the same land use regulations as the property requesting the variance;
- d. The granting of such variance would not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and zone in which the subject property is situated;
- e. Alternative development concepts in compliance with the existing Code have been evaluated and undue hardship would result if such strict adherence to Code provisions is required;
- f. The variance granted is the minimum amount necessary to comply with the approval criteria listed above and the minimum necessary to accommodate the permitted uses proposed by the application; in addition, the scale of the use has been reduced as necessary to meet this requirement; and

g. The basis for the variance request is not the result of deliberate actions of the applicant or property owner.
IMC 18.04.490.B.2; IMC 18.10.430.D.

Further:

In the granting to variances from this Code, consideration shall be given to the cumulative impact of additional requests for like actions in the area. For example, if variances were granted to other developments in the area where similar circumstances exist, the total of the variances should also remain consistent with the policies and intent set forth in this chapter.

IMC 18.10.430.G.

Preliminary plat proposals are reviewed through the Modified Level 4 review process and must comply with all the standards and criteria set forth in Chapter 18.13 IMC. *IMC 18.04.480 and 18.04.490.C.1.*

The standards and criteria regarding preliminary plats set forth in Chapter 18.13 IMC are established to promote the orderly and efficient division and re-division of land within the city, to avoid placing undue and unnecessary burdens on both the Applicant and the City, and to promote the public health and general welfare, complying with the provisions of Chapter 58.17 RCW. The criteria for review of a preliminary plat are set forth in RCW 58.17.110(2), as follows:

A proposed subdivision and dedication shall not be approved unless the city, town, or county legislative body makes written findings that:

- (a) Appropriate provisions are made for the public health, safety, and general welfare and for such open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school; and
- (b) The public use and interest will be served by the platting of such subdivision and dedication.

RCW 58.17.110(2).

Prior to any approval of the preliminary plat, all minimum street and utility improvements, or reasonable conditions deemed necessary to fulfill the purpose of the subdivision code, shall be specified by the Hearing Examiner, and the Applicant shall be advised of such. *IMC 18.13.140.B.*

Special criteria apply to a request for alterations to streams and buffers:

No structures shall be permitted within streams or stream buffers except as outlined in the following subsections:

Findings, Conclusions, and Decision
City of Issaquah Hearing Examiner
Mallard Bay Critical Area Variance and Preliminary Plat
No. VAR16-00002; No. PP16-00005

A. Stream Crossings: Stream crossings may be allowed only if they meet the requirements as follows:

1. All road and utility crossings shall use bridges or other construction techniques which do not disturb the stream bed or bank; however, in the case of Class 2, 3 or 4 streams, appropriate methods demonstrated to provide fisheries protection may be used if the applicant demonstrates that such methods and their implementation will pose no harm to the stream and will not inhibit migration of fish and will accommodate one hundred (100) year flood flows as established by the City. This shall be accomplished through bridge crossing design and/or appropriate flood control facilities constructed as part of the project design. Any structure spanning a stream shall be designed so the supporting foundation is outside the ordinary high water mark;
2. All crossings shall be constructed during summer low flow and be timed to avoid stream disturbance during periods when use is critical to salmonids;
3. Crossings shall not occur over salmonid spawning areas unless no other possible crossing site exists on the subject property;
4. Crossings shall not diminish the flood carrying capacity of the stream;
... ; and
6. Crossings shall be minimized and serve multiple purposes and properties whenever possible.

IMC 18.10.775.

The criteria for review adopted by the Issaquah City Council are designed to implement the requirement of Chapter 36.70B RCW to enact the Growth Management Act. In particular, RCW 36.70B.040 mandates that local jurisdictions review proposed development to ensure consistency with City development regulations, considering the type of land use, the level of development, infrastructure, and the characteristics of development. *RCW 36.70B.040.*

Conclusions Based on Findings

Critical Areas Variance

1. **With a condition, the request for a variance would comply with the criteria in IMC 18.10.430.D.** The City provided reasonable notice of the application and associated open record hearing. The requested variance would allow an access road across Many Springs Creek, a salmonid-bearing creek with a standard 100-foot buffer. The proposed access road stream crossing would allow the development of a 13.1-acre project site into 34 single-family homes. The variance would be in harmony with the relevant provisions of the City Comprehensive Plan and City code. Single-family residential use is consistent with the Multifamily Residential designation given to the property in the City Comprehensive Plan, as well as with the MF-H zoning district. The requested variance

Findings, Conclusions, and Decision

City of Issaquah Hearing Examiner

Mallard Bay Critical Area Variance and Preliminary Plat

No. VAR16-00002; No. PP16-00005

would be consistent with the development of other properties in the vicinity and zone, and would not constitute a grant of special privilege. Approval of the proposed variance is necessary because of the presence of previously-mitigated wetlands and the topography of the property proposed for development. These special circumstances limit the access road from SE 43rd Way to the proposed location. Alternative locations of the access road were evaluated. The proposed access would result in the fewest impacts to critical areas and their buffers. The Applicant's variance request is not the result of actions of the Applicant or property owner. An additional 11,127 square feet of fully functioning buffer would be added to the stream buffer, which is already vegetated with native trees, shrubs, and herbaceous species. The City determined that the proposal would not have significant adverse environmental impacts and issued a DNS, which was not appealed. A condition is necessary to ensure that the Applicant complies with all the conditions incorporated as part of the associated Mallard Bay Preliminary Plat approval. *Findings 1-31.*

2. **Consideration has been given to the cumulative impact of additional requests for like actions in the area.** The Hearing Examiner has reviewed the City staff memo on cumulative impacts. *IMC 18.10.430.G.* The City's memo determined that the granting of the variance would not establish a precedent inconsistent with the intent of Chapter 18.10 IMC. The Hearing Examiner has considered the possibility of like actions in the area, as well as possible cumulative developmental impacts to wetlands and streams, and determined that any cumulative impacts would be insignificant. *Findings 1-31.*

Preliminary Plat

3. **With conditions, appropriate provisions would be made for the public health, safety, and general welfare, and appropriate provisions would be made for open spaces, drainage ways, streets, transit stops, potable water supplies, sanitary wastes, parks and recreation, schools and school grounds, and all other relevant facts.** The proposed development of a 13.1-acre project site into 34 single-family homes would be consistent with the relevant provisions of the City Comprehensive Plan and City code. Single-family residential use is consistent with the Multifamily Residential designation given to the property in the City Comprehensive Plan, as well as with the MF-H zoning district. The Applicant would protect critical areas in Tracts A and B. With the approval of a Critical Areas Variance, a stream crossing for road access would impact 9,741 square feet of stream buffer. The Applicant would add 11,127 square feet of fully functioning buffer to the stream buffer as mitigation. The City code allows a reduction of up to 50 percent of the tree retention requirements through a Level 2 Review process. The City reviewed and conditionally approved the Applicant's tree retention request of 12.5 percent. Stormwater runoff from the proposed development would be collected and directed to two detention-vault facilities and two modular wetland water quality systems. The City of Issaquah would provide water and sewer service. The City issued a Certificate of Transportation Concurrency. The City determined that 40 new PM peak weekday trips would not result in significant adverse impacts on the local street system.

An existing left-turn merge lane for left turns out of the site would be constructed, along with frontage improvements for bicycle lanes and a new eight-foot sidewalk. The City would construct internal streets (Roads A – D). The City has approved street standard deviations for Roads A, C, and D. The location of a school bus stop has not yet been determined. The Issaquah School District did not provide comments. The proposed development would include an internal sidewalk. Park impact fees would apply to each building permit. Tract D would include a play structure, seating, and a picnic bench.

Following the hearing, Proposed Condition 13 was amended to require signs placed along the property line stating no entry to park property except at authorized access points. Following the hearing, Proposed Condition 15 was amended to add a requirement for six additional guest parking spaces on top of the stormwater detention vault in Tract D. Following the hearing, Proposed Condition 25 was added to address a trail connection through the plat. A new condition 26 has also been added to ensure that a cultural survey is completed prior to final plat approval.

Conditions are necessary to ensure that geo-technical construction recommendations are followed; that impact fees are paid prior to final plat approval; that frontage improvements are constructed, as well as internal streets subject to City approved deviations; and that each lot provides a minimum of two parking spaces, as well as ensuring that six guest parking spaces are provided in Tract D. *Findings 1-31.*

4. **With conditions, the public use and interest would be served by the platting of such subdivision and dedication.** The City provided reasonable notice and opportunity to comment on the request. The City reviewed the proposed plat and determined that it would not have a probable significant adverse impact on the environment. The City issued a DNS, which was not appealed. Conditions are necessary, as described in Conclusion 3 to address City staff concerns as well as those of the public. *Findings 1-31.*

DECISION

Based on the preceding findings and conclusions, the requests for a Critical Areas Variance to impact 9,741 square feet of stream buffer for an access road and a Preliminary Plat to subdivide a 13.1-acre parcel into 34 single-family residential lots at 21403 SE 43rd Way are **APPROVED**. Conditions are necessary to mitigate specific impacts of the proposed development and variance.⁷

Preliminary Plat Conditions

1. (deleted)
2. (deleted)

⁷ This decision includes conditions designed to mitigate impacts of this proposed project as well as conditions required by City Code.

3. Coordinate water and sewer connection and service with the Sammamish Plateau Water & Sewer District. Water and sewer availability shall be required prior to issuance of the Final Plat approval.
4. Prior to approval of the Construction permit for the roads, the Applicant shall demonstrate that the road configuration will accommodate turning radii for the fire ladder truck.
5. Site clearing shall on steep slopes shall be limited to April 1 – November 1.
6. Prior to construction of the retaining wall for slope 3, additional geo-technical analysis shall be provided to the City that considers the impacts of temporary excavation for the proposed vault. Provide the City with an affidavit from a qualified professional that no issues were encountered during construction activities.
7. Slopes 4-6: on-site inspection of construction is required by geo-technical expert. Additional geo-technical review is necessary prior to the permitting of the wall that supports the road connection for the northern lots, to ensure global stability and monitor construction of the wall. Provide the City with an affidavit from a qualified professional that no issues were encountered during construction activities.
8. Slope 7: Geo-technical inspection of construction is required. Provide the City with an affidavit from a qualified professional that no issues were encountered during construction activities.
9. Prior to final plat approval, provide a report on the 2-9 feet of medium dense fill soils that underlie lots 5-9 and on whether mitigation measures are necessary to support buildings.
10. Excavation for the vault may encounter perched groundwater. Prior to issuance of the Site Work Permit to construct the vault, additional geo-technical information is required.
11. Prior to final plat approval, impact fees will be required. Traffic impact fees have been completely satisfied with the repayment of the balance for LID 23.
12. Roads and the stormwater vaults shall be privately-owned.
13. Prior to issuance of the first building occupancy, two trail signs, approved by King County shall be installed. One sign shall be provided in the Tract at the east trail connection. The second sign shall be placed at the trail intersection with SE 43rd Way. Signs shall also be placed along the property line with language stating there is no entry to park property except at authorized access points.

14. Prior to issuance of building permits representing the 17th home, grading or construction impacts to the wetland/stream critical areas will be restored.
15. Each lot shall provide a minimum of two parking spaces. Where possible, driveways should be deeper than 18 feet to allow for guest parking. Six guest parking spaces shall be provided on top of the east stormwater detention facility in Tract D.
16. Replace 4' chainlink fence around the recreation area with 4' black aluminum or steel picket fencing.
17. Roads C & D will be 20-foot-wide concrete shared vehicle/pedestrian surface.
18. Approved tree protection measures must be in place prior to any construction or demolition activities and installed in conjunction with limits of clearing and grading delineation. Clearing and grading shall be outside the critical root zone of significant trees.
19. Intersection of plat with SE 43rd Way shall be constructed per approved TIA16-00005. Left turn out may be allowed conditioned on construction of center lane merge pocket per City Standards.
20. (deleted)
21. Position driveway on the northly side of Lots 9 and 28 to allow for adequate back-up maneuvering.
22. Position driveway on the southerly side of Lot 30 to allow for adequate back-up maneuvering.
23. Submit supporting geotechnical information with the construction permit submittal for the proposed trenchless sewer connection.
24. Prior to Final Plat approval, an impervious surface table shall be provided that demonstrates the proposal does not exceed the impervious surface limitations for the property. The table shall provide a maximum square footage of impervious surface allowed per lot.
25. There is a 50-foot E-W trail easement located at the northern edge of the parcel recorded to benefit King County. By November 30, 2017, an agreement will be entered into were the Applicant will either:
 - c) Remove all proposed lots from the encumbered property consistent with Exhibit 3 (revised), attached; or,

- d) Provide a relocation agreement letter from King County Parks. The letter will acknowledge:
4. The County will agree to exchange the existing easement for a new easement, and
 5. The Applicant will construct a mixed-use trail for the length of the property along SE 43rd Way.⁸ The trail will be a minimum 10 feet in width, but will be 12-15 feet where not limited by critical areas and will be separated from the curb, where possible with landscaping; and,
 6. The County will either execute a separate agreement with the Applicant to relocate the easement or will be a signatory to this plat.

If the parties fail to agree, King County shall submit a report to the Hearing Examiner; the Hearing Examiner may decide to re-open the hearing if necessary.

26. The Applicant shall complete a cultural survey on the property prior to final plat approval.

Variance Condition

27. This variance decision incorporates all of the Conditions from PP16-00005.

Decided this 16th day of October 2017.



THEODORE PAUL HUNTER
Hearing Examiner
Sound Law Center

⁸ The proposed City condition referenced "43rd Place." The Hearing Examiner assumes that SE 43rd Way was meant. *Exhibit PP10*.

MALLARD POINTE

A PLAT COMMUNITY
A PORTION OF THE SW 1/4, OF THE NW 1/4,
SECTION 16, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

DEDICATION/DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF INTEREST IN THE LAND HEREBY SUBDIVIDED, HEREBY DECLARE THIS PLAT TO BE THE GRAPHIC REPRESENTATION OF THE SUBDIVISION MADE HEREBY, AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND AVENUES NOT SHOWN AS PRIVATE HEREON AND DEDICATE THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES, AND ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS AND TRACTS SHOWN THEREON IN THE ORIGINAL REASONABLE GRADING OF SAID STREETS AND AVENUES, AND FURTHER DEDICATE TO THE USE OF THE PUBLIC ALL THE EASEMENTS AND TRACTS SHOWN ON THIS BINDING SITE PLAN FOR ALL PUBLIC PURPOSES AS INDICATED THEREON, INCLUDING BUT NOT LIMITED TO PARKS, OPEN SPACE, UTILITIES AND DRAINAGE UNLESS SUCH EASEMENTS OR TRACTS ARE SPECIFICALLY IDENTIFIED ON THIS BINDING SITE PLAN AS BEING DEDICATED OR CONVEYED TO A PERSON OR ENTITY OTHER THAN THE PUBLIC, IN WHICH CASE WE DO HEREBY DEDICATE SUCH STREETS, EASEMENTS, OR TRACTS TO THE PERSON OR ENTITY IDENTIFIED AND FOR THE PURPOSE STATED.

FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SUBDIVIDED, HEREBY WAIVE AND RELEASE, FOR THEMSELVES, THEIR HEIRS AND ASSIGNS AND ANY PERSON OR ENTITY DERIVING TITLE FROM THE UNDERSIGNED, ALL CLAIMS, DEMANDS, AND/OR CAUSES OF ACTION OF ANY KIND OR CHARACTER WHATSOEVER AGAINST THE CITY OF ISSAQUAH, AND ITS EMPLOYEES, OFFICERS, AGENTS, SUCCESSORS AND ASSIGNS, INCLUDING THOSE WHICH MAY RESULT FROM THE ESTABLISHMENT, CONSTRUCTION OR MAINTENANCE OF ROADS, DRAINAGE SYSTEMS, OR OTHER AREAS DEDICATED TO THE PUBLIC WITHIN THE LAND HEREBY SUBDIVIDED.

FURTHER, THE UNDERSIGNED OWNERS OF THE LAND SUBDIVIDED, AGREE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS AND ANY PERSON OR ENTITY DERIVING TITLE FROM THE UNDERSIGNED, TO INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF ISSAQUAH, AND ITS EMPLOYEES, OFFICERS, AGENTS, SUCCESSORS AND ASSIGNS FROM AND AGAINST ANY AND ALL CLAIMS, DEMANDS, AND/OR CAUSES OF ACTION OF ANY KIND OR CHARACTER WHATSOEVER, INCLUDING THOSE RESULTING FROM ALTERATIONS OF THE GROUND SURFACE, VEGETATION, DRAINAGE, OR SURFACE OR SUB-SURFACE WATER FLOWS WITHIN THE LAND HEREBY SUBDIVIDED OR FROM THE ESTABLISHMENT, CONSTRUCTION OR MAINTENANCE OF ROADS, DRAINAGE SYSTEMS, OR OTHER AREAS DEDICATED TO THE PUBLIC WITHIN THE LAND HEREBY SUBDIVIDED, WHETHER BROUGHT BY THE UNDERSIGNED OWNERS OR A THIRD PARTY.

THIS SUBDIVISION, DEDICATION, WAIVER OF CLAIMS AND AGREEMENT TO HOLD HARMLESS IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNERS.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS AND SEALS.

STEVE BURNSTEAD CONSTRUCTION, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

BY: LEO SUVER

ITS: PRESIDENT

ACKNOWLEDGEMENTS

STATE OF WASHINGTON)
)SS
COUNTY OF)

ON BEFORE ME, , NOTARY PUBLIC, PERSONALLY

APPEARED , WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME IN HIS/HER AUTHORIZED CAPACITY, AND THAT BY HIS/HER SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF WASHINGTON THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE:

LEGAL DESCRIPTION

THAT PORTION OF GOVERNMENT LOT 1 IN SECTION 16, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION;
THENCE SOUTH 1°55'07" WEST ALONG THE WEST LINE OF SAID SECTION 1,312.26 FEET TO THE NORTHWEST CORNER OF SAID GOVERNMENT LOT;
THENCE SOUTH 88°16'22" EAST ALONG SAID NORTH LINE OF SAID GOVERNMENT LOT, 1,338.40 FEET TO THE NORTHEAST CORNER OF SAID GOVERNMENT LOT;
THENCE SOUTH 1°25'15" WEST ALONG THE EAST LINE THEREOF 70.70 FEET TO THE SOUTH LINE OF THE NORTH 70.70 FEET OF SAID GOVERNMENT LOT AND THE TRUE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 1°25'15" WEST ALONG SAID EAST LINE 1,246.07 FEET TO THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT;
THENCE NORTH 88°04'47" WEST ALONG THE SOUTH LINE THEREOF 332.64 FEET TO INTERSECT THE NORTHEASTERLY MARGIN OF THE RIGHT OF WAY FOR EAST LAKE SAMMAMISH PARKWAY S.E. AS NOW LOCATED AT A POINT ON THE ARC OF A CURVE FROM WHICH THE CENTER LIES SOUTH 59°46'33" WEST 1,546.06 FEET DISTANT;
THENCE NORTHWESTERLY ALONG SAID CURVE AND MARGIN, TO THE LEFT, THROUGH A CENTRAL ANGLE OF 11°34'10", AN ARC LENGTH OF 312.19 FEET;
THENCE NORTH 34°34'26" WEST ALONG SAID MARGIN 106.71 FEET TO INTERSECT THE ARC OF A CURVE AT A POINT FROM WHICH THE CENTER LIES SOUTH 44°19'22" WEST 1,563.06 FEET DISTANT;
THENCE NORTHWESTERLY ALONG SAID CURVE AND MARGIN TO THE LEFT, THROUGH A CENTRAL ANGLE OF 4°57'59", AN ARC LENGTH OF 135.49 FEET TO A POINT OF REVERSE CURVATURE AND THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET;
THENCE NORTHERLY AND NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°13'57" AN ARC LENGTH OF 54.51 FEET TO A POINT OF TANGENCY ON THE SOUTHEASTERLY MARGIN OF S.E. 43RD WAY (228TH AVENUE S.E.) AS NOW LOCATED;
THENCE NORTH 38°35'20" EAST ALONG SAID MARGIN 299.08 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1,474.39 FEET;
THENCE NORTHEASTERLY ALONG SAID CURVE AND MARGIN, THROUGH A CENTRAL ANGLE OF 12°00'00", AN ARC LENGTH OF 308.80 FEET TO A POINT OF TANGENCY;
THENCE NORTH 26°35'20" EAST ALONG SAID MARGIN 282.16 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 530.96 FEET;
THENCE NORTHEASTERLY ALONG SAID CURVE AND MARGIN, THROUGH A CENTRAL ANGLE, OF 1°59'37" AN ARC LENGTH OF 18.46 FEET TO SAID SOUTH LINE OF THE NORTH 70.70 FEET;
THENCE SOUTH 88°16'22" EAST ALONG SAID LINE 216.90 FEET TO THE TRUE POINT OF BEGINNING.

CITY OF ISSAQUAH APPROVALS

EXAMINED AND APPROVED THIS DAY OF 20

LAND DEVELOPMENT MANAGER, CITY OF ISSAQUAH D.S.D.

EXAMINED AND APPROVED THIS DAY OF 20

D.S.D. ENGINEER, CITY OF ISSAQUAH

CITY OF ISSAQUAH FINANCE DEPARTMENT CERTIFICATE

I HEREBY CERTIFY THAT ALL ASSESSMENTS AND DELINQUENT ASSESSMENTS FOR WHICH THE PROPERTY HEREIN DEDICATED FOR PUBLIC USE MAY BE LIABLE AS OF THE DATE OF CERTIFICATION HAVE BEEN DULY PAID, SATISFIED OR DISCHARGED.

THIS DAY OF 20

CITY OF ISSAQUAH FINANCE DIRECTOR

EXAMINED AND APPROVED THIS DAY OF 20

ATTEST:
MAYOR, CITY OF ISSAQUAH CLERK OF THE CITY OF ISSAQUAH

KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS DAY OF 20

KING COUNTY ASSESSOR DEPUTY KING COUNTY ASSESSOR

TAX PARCEL NUMBER: 162406-9007

KING COUNTY FINANCE DIVISION CERTIFICATE

I HEREBY CERTIFY THAT ALL PROPERTY TAXES ARE PAID, THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION AND THAT ALL SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION ON ANY OF THE PROPERTY HEREIN CONTAINED, DEDICATED AS STREETS, ALLEYS OR FOR ANY OTHER PUBLIC USE ARE PAID IN FULL.

THIS DAY OF 20

MANAGER, FINANCE DIVISION DEPUTY

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF STEVE BURNSTEAD CONSTRUCTION, LLC, A WASHINGTON LIMITED LIABILITY COMPANY ON . I HEREBY CERTIFY THAT THIS MAP FOR MALLARD POINTE, A PLAT COMMUNITY IS BASED UPON AN ACTUAL SURVEY OF THE PROPERTY HEREIN DESCRIBED; THAT THE BEARINGS AND DISTANCES ARE CORRECTLY SHOWN; THAT ALL INFORMATION REQUIRED BY THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT IS SUPPLIED HEREIN; AND THAT ALL HORIZONTAL AND VERTICAL BOUNDARIES OF THE UNITS, (1) TO THE EXTENT DETERMINED BY THE WALLS, FLOORS, OR CEILINGS THEREOF, OR OTHER PHYSICAL MONUMENTS, ARE SUBSTANTIALLY COMPLETED IN ACCORDANCE WITH SAID MAP, OR (2) TO THE EXTENT SUCH BOUNDARIES ARE NOT DEFINED BY PHYSICAL MONUMENTS, SUCH BOUNDARIES ARE SHOWN ON THE MAP.

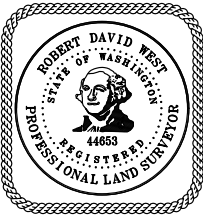
ROBERT D WEST DATE
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 44653
STATE OF WASHINGTON

RECORDING CERTIFICATE

FILED FOR RECORD THIS DAY OF 2020 AT M IN BOOK OF PLATS

AT PAGE AT THE REQUEST OF

MANAGER OF RECORDS



CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING

12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877

JOB NO. 16066

MALLARD POINTE

A PLAT COMMUNITY
A PORTION OF THE SW 1/4, OF THE NW 1/4,
SECTION 16, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

SHEET 2 OF 6

RESTRICTIONS

- THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF AN EASEMENT TO MAKE SLOPES FOR CUTS AND FILLS AS GRANTED TO KING COUNTY AS DISCLOSED BY INSTRUMENT 4797362. (UNABLE TO ACCURATELY LOCATE)
- THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF AN EASEMENT TO MAKE SLOPES FOR CUTS AND FILLS AS GRANTED TO KING COUNTY AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 7208290592 (SHOWN HEREON)
- THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF AN EASEMENT TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR, REPLACE, AND ENLARGE A SINGLE DISTRIBUTION LINES LINES, AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 8907241206. (SHOWN HEREON)
- THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF AN EASEMENT TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR, REPLACE, AND ENLARGE ONE OR MORE ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINES AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 8907311451. (SHOWN HEREON)
- THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF A DRAINAGE EASEMENT CONDEMNED IN KING COUNTY SUPERIOR COURT UNDER CAUSE NUMBER 88-2-12251-2.
- THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF A SLOPE EASEMENT CONDEMNED IN KING COUNTY SUPERIOR COURT UNDER CAUSE NUMBER 88-2-12251-2.
- THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF A CONSERVATION EASEMENT AS GRANTED TO SHOALWATER BAY INDIAN TRIBE, DOING BUSINESS AS PUGET SOUND LAND DEPOSITORY AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 9603290407. (SHOWN HEREON)
- THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT FOR EMERGENCY FIRE ACCESS OVER OTHER PROPERTY AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 19990730000905. (UNABLE TO ACCURATELY LOCATE)
- THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF AN EASEMENT FOR INGRESS AND EGRESS TO MAINTAIN CABLE TELEVISION FACILITIES AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20010822000570
- THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF A CONSTRUCTION EASEMENT AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20061205001505 AND 20061222000262. (AFFECTS THE ENTIRE PROPERTY)
- THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF AN EASEMENT FOR PUBLIC ACCESS AND TEMPORARY CONSTRUCTION AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20090603001837. (SHOWN HEREON)
- THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF AN EASEMENT FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20090604000457. (SHOWN HEREON)
- THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF AN EASEMENT FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20090604000458. (UNABLE TO LOCATE)
- THIS SITE IS SUBJECT TO THE RIGHTS INCIDENTAL TO AN EASEMENT FOR PUBLIC PEDESTRIAN AND NON-MOTORIZED TRAIL AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20151231001105. SAID EASEMENT HAS BEEN AMENDED BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 20190814000892. (SHOWN HEREON)
- THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF MALLARD BAY LIFT STATION ULID S-21 PARTICIPATION AND REIMBURSEMENT AGREEMENT AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20050210001317.
- THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF MALLARD BAY LIFT STATION ULID S-21 REIMBURSEMENT AGREEMENT AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20050210001318.
- THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF A COST SHARING AGREEMENT AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20061205001403.
- THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF A DEVELOPMENT AGREEMENT AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20061211001355.
- THIS SITE IS SUBJECT TO THE RIGHT TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS AS GRANTED IN DEED RECORDED UNDER RECORDING NUMBER 7307200497 (ROW FOR SE 43RD WAY)
- THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF NOTICES OF CHARGES BY WATER, SEWER, AND/OR STORM AND SURFACE WATER UTILITIES, RECORDED UNDER RECORDING NUMBERS 9901150609, 20041201000040 AND 20060126001770.
- THIS SITE IS SUBJECT TO A NOTICE OF OBLIGATION TO CONSTRUCT DEVELOPER EXTENSION AGREEMENT WATER AND SEWER IMPROVEMENTS PURSUANT TO CHAPTER 57.22 RCW AND TO PAY ULID S-21 ASSESSMENTS, INCLUDING THE TERMS AND PROVISIONS THEREOF, AS DISCLOSED BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 20170103000232.
- THIS SITE IS SUBJECT TO AN UNDERGROUND FACILITIES EASEMENT AND THE RIGHTS INCIDENTAL THERETO AS DISCLOSED BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 20190110000904. (SHOWN HEREON)

EASEMENT PROVISIONS

THE OWNER(S) OF LAND HEREBY SUBDIVIDED DO HEREBY GRANT AND CONVEY TO THE OWNER(S) OF LOTS BENEFITED AS STATED IN THE EASEMENT NOTES OR ANY OTHER PRIVATE EASEMENT SHOWN AND THEIR ASSIGNS A PERPETUAL EASEMENT FOR THE STATED UTILITIES. THESE EASEMENTS AND CONDITIONS SHALL BE A COVENANT RUNNING WITH THE LAND AND SHALL BE BINDING ON THE SUCCESSORS, HEIRS, AND ASSIGNS OF THE OWNER(S) OF LAND HEREBY BENEFITED. THE OWNER(S) OF LOT BENEFITED AND ITS ASSIGNS SHALL HAVE THE RIGHT WITHOUT PRIOR INSTITUTION OF ANY SUIT OR PROCEEDINGS OF LAW AT SUCH TIME AS MAY BE NECESSARY TO ENTER UPON SAID EASEMENT FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, REPAIRING, ALTERING, OR RECONSTRUCTING SAID UTILITIES OR MAKING ANY CONNECTIONS THERETO WITHOUT INCURRING ANY LEGAL OBLIGATION OR LIABILITY THEREFOR; PROVIDED THAT SUCH SHALL BE ACCOMPLISHED IN A MANNER THAT IF EXISTING PRIVATE IMPROVEMENTS ARE DISTURBED OR DESTROYED THEY WILL BE REPAIRED OR REPLACED TO A CONDITION SIMILAR AS THEY WERE IMMEDIATELY BEFORE THE PROPERTY WAS ENTERED UPON BY THE ONE BENEFITED. THE OWNER(S) OF THE BURDENED LOT SHALL RETAIN THE RIGHT TO USE THE SURFACE OF SAID EASEMENT IF SUCH USE DOES NOT INTERFERE WITH THE INSTALLATION OR USE OF SAID UTILITIES.

HOWEVER, THE OWNER(S) OF THE BURDENED LOT SHALL NOT ERECT OR MAINTAIN ANY BUILDINGS OR STRUCTURES WITHIN THE EASEMENT. ALSO THE OWNER(S) OF THE BURDENED LOT SHALL NOT PLANT TREES, SHRUBS OR VEGETATION HAVING DEEP ROOT PATTERNS WHICH MAY CAUSE DAMAGE TO OR INTERFERE WITH SAID UTILITIES. ALSO THE OWNER(S) OF THE BURDENED LOT SHALL NOT DEVELOP OR BEAUTIFY THE EASEMENT AREAS IN SUCH A WAY TO CAUSE EXCESSIVE COST TO THE OWNER(S) OF LOT BENEFITED PURSUANT TO ITS RESTORATION DUTIES HEREIN.

- THE 10' PRIVATE DRAINAGE EASEMENT SHOWN ON LOT 3 IS TO THE BENEFIT OF THE OWNERS OF LOTS 2 AND 3. THE OWNERS OF SAID LOTS ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE DRAINAGE FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES OF THE PRIVATE DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.
- THE 10' PRIVATE DRAINAGE EASEMENT SHOWN ON LOTS 4 THROUGH 7 IS TO THE BENEFIT OF THE OWNERS OF LOTS 3 THROUGH 7. THE OWNERS OF SAID LOTS ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE DRAINAGE FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES OF THE PRIVATE DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.
- THE 10' PRIVATE DRAINAGE EASEMENT SHOWN ON LOTS 8 THROUGH 10 IS TO THE BENEFIT OF THE OWNERS OF LOTS 8 THROUGH 11. THE OWNERS OF SAID LOTS ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE DRAINAGE FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES OF THE PRIVATE DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.
- THE 10' PRIVATE DRAINAGE EASEMENT SHOWN ON LOTS 13 THROUGH 15 IS TO THE BENEFIT OF THE OWNERS OF LOTS 13 THROUGH 16. THE OWNERS OF SAID LOTS ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE DRAINAGE FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES OF THE PRIVATE DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.
- THE 10' PRIVATE DRAINAGE EASEMENT SHOWN ON LOTS 17 THROUGH 19 IS TO THE BENEFIT OF THE OWNERS OF LOTS 17 THROUGH 20. THE OWNERS OF SAID LOTS ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE DRAINAGE FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES OF THE PRIVATE DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.
- THE 10' PRIVATE DRAINAGE EASEMENT SHOWN ON LOTS 21 THROUGH 24 IS TO THE BENEFIT OF THE OWNERS OF LOTS 21 THROUGH 25. THE OWNERS OF SAID LOTS ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE DRAINAGE FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES OF THE PRIVATE DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.
- THE 10' PRIVATE DRAINAGE EASEMENT SHOWN ON LOTS 25 THROUGH 27 IS TO THE BENEFIT OF THE OWNERS OF LOTS 25 THROUGH 28. THE OWNERS OF SAID LOTS ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE DRAINAGE FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES OF THE PRIVATE DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.
- THE 10' PRIVATE DRAINAGE EASEMENT SHOWN ON LOT 29 IS TO THE BENEFIT OF THE OWNERS OF LOTS 29 AND 30. THE OWNERS OF SAID LOTS ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE DRAINAGE FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES OF THE PRIVATE DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.
- THE 10' PRIVATE DRAINAGE EASEMENT SHOWN ON LOTS 33 AND 34 IS TO THE BENEFIT OF THE OWNERS OF LOTS 32 THROUGH 34. THE OWNERS OF SAID LOTS ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE DRAINAGE FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES OF THE PRIVATE DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.
- THE 15' PRIVATE DRAINAGE EASEMENT SHOWN ON TRACT B IS TO THE BENEFIT OF THE OWNERS OF LOTS 1 THROUGH 34. THE OWNERS OF SAID LOTS ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PRIVATE DRAINAGE FACILITIES AND SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES OF THE PRIVATE DRAINAGE FACILITIES USED IN COMMON WITHIN SAID EASEMENT.

NOTES

- THE MALLARD POINTE HOME OWNERS ASSOCIATION WAS ESTABLISHED WITH THE SECRETARY OF STATE ON FEBRUARY 20, 2020. LOTS 1 THROUGH 34 IN THIS SUBDIVISION ARE SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR MALLARD POINTE HOME OWNERS ASSOCIATION, RECORDED UNDER KING COUNTY RECORDING NUMBER 2020022600116842.
- COVENANTS, CONDITIONS, AND RESTRICTIONS (CC&R) ESTABLISHING A HOMEOWNER'S ASSOCIATION; GOVERNANCE STRUCTURE; AND FLEXIBLE SYSTEM OF STANDARDS AND PROCEDURE FOR THE DEVELOPMENT, ADMINISTRATION, MAINTENANCE, AND PRESERVATION OF THE PROPERTIES OF THIS PLAT HAS BEEN RECORDED IN KING COUNTY, WASHINGTON AS A SEPARATE INSTRUMENT UNDER RECORDING NUMBER _____

TRACT NOTES

- TRACT A, A CRITICAL AREA/TREE RETENTION/OPEN SPACE TRACT, IS HEREBY GRANTED AND CONVEYED, TOGETHER WITH ALL MAINTENANCE OBLIGATIONS FOR SAID TRACT TO THE MALLARD POINTE HOME OWNERS ASSOCIATION UPON THE RECORDING OF THIS PLAT. SHOULD THE MALLARD POINTE HOME OWNERS ASSOCIATION FAIL TO PROPERLY MAINTAIN SAID TRACT, THE OWNERS OF LOTS 1 THROUGH 34 OF THIS PLAT SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF THE OPEN SPACE FACILITIES WITHIN SAID TRACT.
- TRACT B, A CRITICAL AREA/TREE RETENTION/OPEN SPACE TRACT, IS HEREBY GRANTED AND CONVEYED, TOGETHER WITH ALL MAINTENANCE OBLIGATIONS FOR SAID TRACT TO THE MALLARD POINTE HOME OWNERS ASSOCIATION UPON THE RECORDING OF THIS PLAT. SHOULD THE MALLARD POINTE HOME OWNERS ASSOCIATION FAIL TO PROPERLY MAINTAIN SAID TRACT, THE OWNERS OF LOTS 1 THROUGH 34 OF THIS PLAT SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF THE OPEN SPACE FACILITIES WITHIN SAID TRACT.
- TRACT C, A PRIVATE ACCESS AND UTILITIES TRACT, IS HEREBY GRANTED AND CONVEYED, TOGETHER WITH ALL MAINTENANCE OBLIGATIONS FOR SAID TRACT TO THE MALLARD POINTE HOME OWNERS ASSOCIATION UPON THE RECORDING OF THIS PLAT. SHOULD THE MALLARD POINTE HOME OWNERS ASSOCIATION FAIL TO PROPERLY MAINTAIN SAID TRACT, THE OWNERS OF LOTS 1 THROUGH 34 OF THIS PLAT SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF THE ACCESS AND UTILITY FACILITIES WITHIN SAID TRACT.
- TRACT D, STORM DRAINAGE DETENTION TRACT, IS HEREBY GRANTED AND CONVEYED, TOGETHER WITH ALL MAINTENANCE OBLIGATIONS FOR SAID TRACT TO THE MALLARD POINTE HOME OWNERS ASSOCIATION UPON THE RECORDING OF THIS PLAT. SHOULD THE MALLARD POINTE HOME OWNERS ASSOCIATION FAIL TO PROPERLY MAINTAIN SAID TRACT, THE CITY OF ISSAQUAH WILL BE RESPONSIBLE FOR SAID MAINTENANCE OBLIGATIONS PER THE STORM COVENANT.

NGPE TRACT NOTE

THIS EASEMENT IS FOR THE PRESERVATION OF NATIVE VEGETATION FOR ALL PURPOSES THAT BENEFIT THE PUBLIC HEALTH, SAFETY AND WELFARE, INCLUDING CONTROL OF SURFACE WATER AND EROSION, MAINTENANCE OF SLOPE STABILITY, AND PROTECTION OF PLANT AND ANIMAL HABITAT. THIS EASEMENT PROHIBITS, IN PERPETUITY, THE DEVELOPMENT, ALTERATION, OR DISTURBANCE OF VEGETATION WITHIN THE CRITICAL AREA EXCEPT FOR PURPOSES OF HABITAT ENHANCEMENT AS PART OF AN ENHANCEMENT PROJECT THAT HAS RECEIVED PRIOR WRITTEN APPROVAL FROM THE CITY, AND ANY OTHER AGENCY WITH JURISDICTION OVER SUCH ACTIVITY. THIS EASEMENT IMPOSES UPON ALL FUTURE PRESENT AND FUTURE OWNERS AND OCCUPIERS OF THE CRITICAL AREA THE OBLIGATION, ENFORCEABLE ON BEHALF OF THE PUBLIC BY THE CITY, TO LEAVE UNDISTURBED ALL TREES AND OTHER VEGETATION WITHIN THE TRACT. THE VEGETATION WITHIN THE CRITICAL AREA SHALL NOT BE CUT, PRUNED, COVERED BY FILL, REMOVED OR DAMAGED WITHOUT APPROVAL IN WRITING FROM THE CITY, UNLESS OTHERWISE PROVIDED BY LAW. DEMONSTRATED HEALTH AND SAFETY CONCERNS SHALL BE CONSIDERED BY THE CITY WHEN PERMITTING THE CUTTING, PRUNING OR REMOVAL OF LIVING OR DEAD VEGETATION. THE COMMON AREA BETWEEN THE CRITICAL AREA AND THE AREA OF DEVELOPMENT ACTIVITY SHALL BE DELINEATED BY PERMANENT SURVEY MARKERS, PERMANENT SIGNAGE, AND OTHER DEVICES SUCH AS FENCING AS REQUIRED BY THE CITY, SHALL REMAIN IN PLACE IN PERPETUITY.

UTILITY EASEMENT PROVISION

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH, PUGET SOUND ENERGY COMPANY, THE REGIONAL TELEPHONE COMPANY, THE REGIONAL CABLE TELEVISION COMPANY, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THOSE EASEMENTS IDENTIFIED AS PUBLIC UTILITY EASEMENTS, THE EXTERIOR 7 FEET, PARALLEL WITH AND ADJOINING THE PRIVATE ACCESS AND UTILITY TRACT FRONTAGE OF ALL LOTS AND TRACTS, IN WHICH TO LAY, INSTALL, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDER GROUND CONDUITS, MAINS, CABLES AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC TELEPHONE, T.V. AND GAS SERVICE, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSE HEREIN STATED, THESE EASEMENTS ENTERED UPON FOR THESE PURPOSES SHALL BE RESTORED AS NEAR AS POSSIBLE TO THEIR ORIGINAL CONDITION BY THE UTILITY. NO LINES OR WIRES FOR THE TRANSMISSION OF ELECTRIC CURRENT, TELEPHONE, OR CABLE T.V. SHALL BE PLACED OR BE PERMITTED TO BE PLACED UPON ANY LOT UNLESS THE SAME SHALL BE UNDERGROUND OR IN CONDUIT ATTACHED TO A BUILDING.

S.P.W.S.D. WATER AND SEWER EASEMENT PROVISION

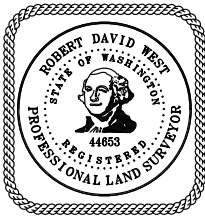
AN EASEMENT IS HEREBY DEDICATED AND CONVEYED, UPON THE RECORDING OF THIS PLAT, TO THE SAMMAMISH PLATEAU WATER AND SEWER DISTRICT OR ITS SUCCESSORS AND ASSIGNS, OVER, UNDER, THROUGH AND UPON THE EASEMENTS SHOWN ON THIS PLAT DESCRIBED AS "S.P.W.S.D. SANITARY SEWER EASEMENT" OR "S.P.W.S.D. WATER EASEMENT" AND AS DESCRIBED BELOW:

- THE EXTERIOR 10.00 FEET, PARALLEL WITH AND ADJOINING THE PRIVATE ACCESS AND UTILITY TRACT FRONTAGE OF LOTS 1 THROUGH 11 AND 13 THROUGH 34.
- TRACT C AND D
- THAT PORTION OF LOTS 5, 6 AND 7 AND TRACTS B AND D DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 8, SAID POINT BEING ON THE EASTERLY LINE OF TRACT D;
THENCE N01°25'15"E, ALONG THE EAST LINE OF SAID TRACT D, 1.64 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING N01°25'15"E 24.36 FEET TO THE SOUTHWEST CORNER OF SAID LOT 7;
THENCE S88°34'45"E, ALONG SAID SOUTH LINE, 7.49 FEET;
THENCE N01°25'15"E 87.94 FEET;
THENCE N88°16'23"W 71.35 FEET;
THENCE N70°43'41"W 280.95 FEET TO THE WESTERLY LINE OF SAID TRACT B AND A POINT ON THE EASTERLY MARGIN OF SOUTHEAST 43RD WAY;
THENCE S38°35'20"W, ALONG SAID WESTERLY LINE, 161.82 FEET;
THENCE N80°35'05"E 22.10 FEET;
THENCE N34°28'42"E 131.71 FEET;
THENCE S70°43'41"E 282.86 FEET;
THENCE S88°16'23"E 62.23 FEET;
THENCE S01°25'15"W 97.34 FEET;
THENCE S88°16'23"E 4.03 FEET TO THE POINT OF BEGINNING.
- THE WEST 5.00 FEET OF THE SOUTH 10.00 FEET OF THE NORTH 30.00 FEET OF LOT 12.
- THE WEST 22.50 FEET OF THE NORTH 25.00 FEET OF LOT 30.
- THE WEST 22.50 FEET OF THE EAST 135.00 FEET OF THE NORTH 30.00 FEET OF TRACT A

IN WHICH TO INSTALL, LAY, CONSTRUCT, MAINTAIN, INSPECT, REPLACE, REPAIR, REMOVE, RENEW, USE, AND OPERATE WATER AND SEWER SYSTEMS AND APPURTENANCES FOR THIS SUBDIVISION AND OTHER PROPERTY, TOGETHER WITH THE RIGHT TO ENTER UPON THE EASEMENTS AT ALL TIMES WITH ALL NECESSARY MAINTENANCE AND CONSTRUCTION EQUIPMENT FOR THE PURPOSES STATED. THE GRANTOR COVENANTS THAT NO STRUCTURES SHALL BE CONSTRUCTED OR ERECTED OVER, UPON OR WITHIN THESE EASEMENTS, INCLUDING FENCES OR ROOKERIES, AND NO TREES, BUSHES OR OTHER SHRUBBERY SHALL BE PLANTED IN THE AREA OF GROUND FOR WHICH THE EASEMENT IN FAVOR OF SAMMAMISH PLATEAU WATER AND SEWER DISTRICT HAS BEEN APPROVED.

FOR EASEMENTS ACROSS TRACT C, THE DISTRICT SHALL NOT BE RESPONSIBLE FOR ANY COSTS OF PAVEMENT REPLACEMENT OR REPAIR NECESSITATED BY DAMAGE INCURRED THROUGH THE NORMAL OPERATION OR MAINTENANCE OF THE WATER AND/OR SEWER FACILITIES, EXCEPT THAT IN THE EVENT THAT THE SURFACING IS REMOVED BY THE GRANTEE FOR ANY UNDERGROUND CONSTRUCTION, UNDERGROUND REPAIR OR REPLACEMENT OF THE WATER AND/OR SEWER LINES, THE SURFACING SHALL BE RESTORED AS NEARLY AS REASONABLY POSSIBLE TO ITS CONDITIONS PRIOR TO PLACEMENT OF THE WATER OR SEWER.



CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING

12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877
JOB NO. 16066

MALLARD POINTE

SHEET 3 OF 6

A PLAT COMMUNITY
A PORTION OF THE SW 1/4, OF THE NW 1/4,
SECTION 16, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

BASIS OF BEARINGS

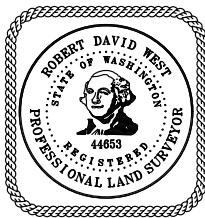
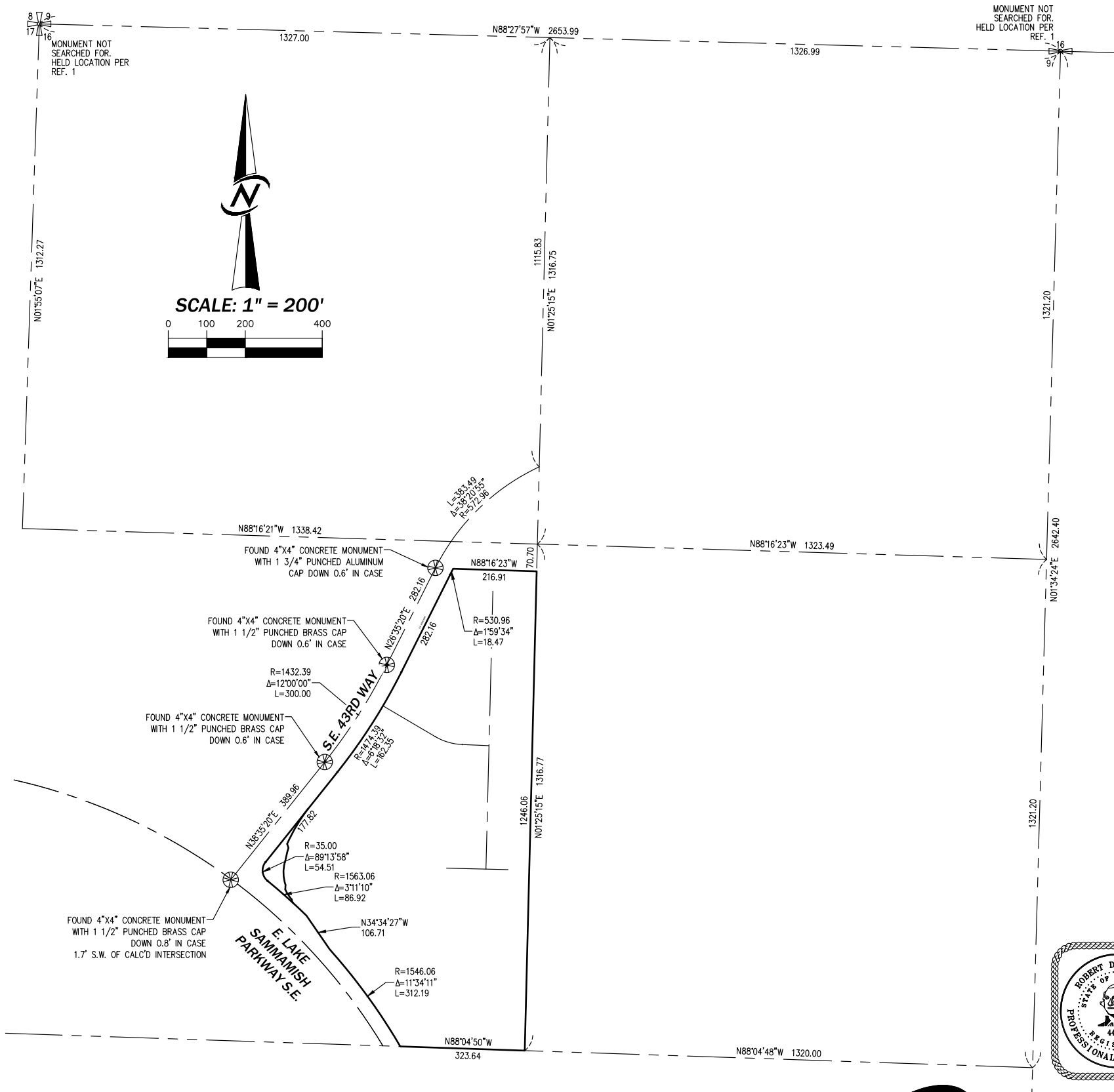
WASHINGTON STATE PLANE, NORTH ZONE.
N32°35'20"E BETWEEN THE MONUMENTS FOUND IN PLACE ON THE CENTERLINE OF S.E. 43RD WAY.

REFERENCES

- BOUNDARY SURVEY RECORDED IN VOLUME 61 OF SURVEYS, PAGE 127, RECORDING NUMBER 8806169004, RECORDS OF KING COUNTY, WASHINGTON.
- SEVENTH AMENDMENT TO SURVEY MAP AND PLANS FOR ALTA AT THE LAKE CONDOMINIUM RECORDED IN VOLUME 283 OF SURVEYS, PAGES 18-21, RECORDING NUMBER 20150515000259, RECORDS OF KING COUNTY, WASHINGTON.

GENERAL NOTES

- ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM CHICAGO TITLE INSURANCE COMPANY GUARANTEE NUMBER 0169301-16 DATED MAY 28, 2020. IN PREPARING THIS MAP, CORE DESIGN, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED CHICAGO TITLE GUARANTEE. CORE DESIGN, INC. HAS RELIED WHOLLY ON CHICAGO TITLE'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
- THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON DECEMBER 7, 2016. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN OCTOBER, 2016.
- PROPERTY AREA = 566,400± SQUARE FEET (13.0027± ACRES).
- ALL DISTANCES ARE IN FEET.
- THIS IS A FIELD TRAVERSE SURVEY. A THREE SECOND COMBINED ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.



CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING

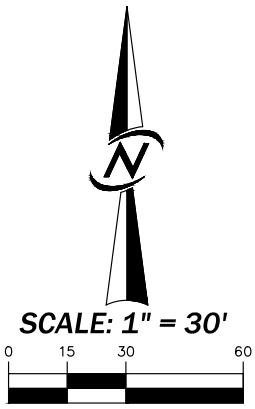
12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877

JOB NO. 16066

MALLARD POINTE

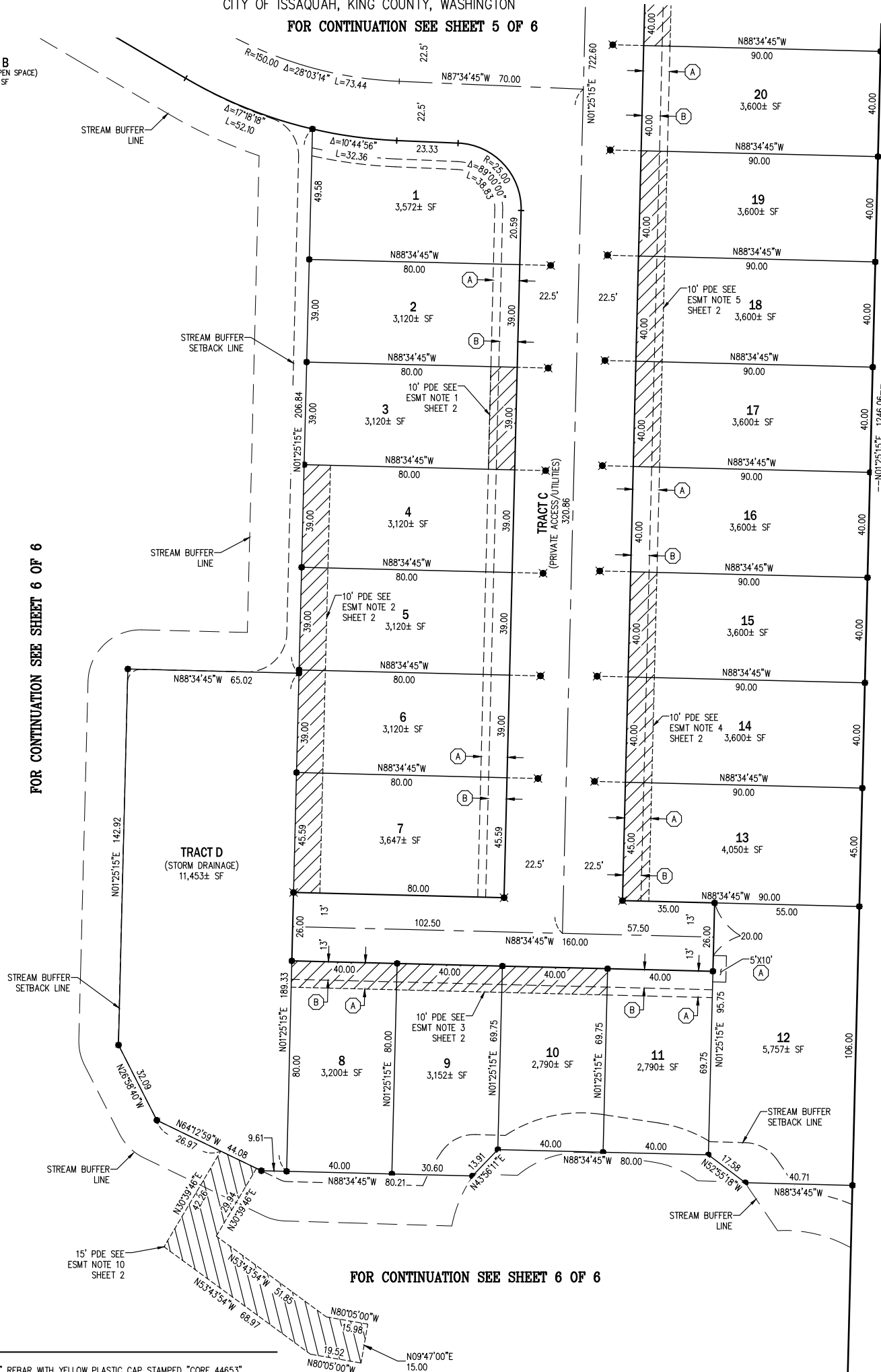
SHEET 4 OF 6

A PLAT COMMUNITY
A PORTION OF THE SW 1/4, OF THE NW 1/4,
SECTION 16, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON
FOR CONTINUATION SEE SHEET 5 OF 6



TRACT B
(CRITICAL AREA/OPEN SPACE)
318,076± SF

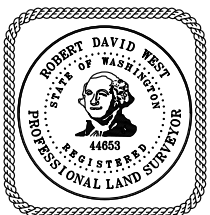
FOR CONTINUATION SEE SHEET 6 OF 6



FOR CONTINUATION SEE SHEET 6 OF 6

LEGEND

- SET 1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED "CORE 44653"
- FOUND PROPERTY CORNER AS NOTED.
- ✱ SET TACK WITH WASHER STAMPED "CORE 44653" ON EXTENSION OF PROPERTY LINE IN LIEU OF FRONT CORNER AT 11.75 FEET FROM FRONT CORNER UNLESS OTHERWISE SHOWN HEREON.
- PDE PRIVATE DRAINAGE EASEMENT, SEE PRIVATE EASEMENT PROVISION, SHEET 2.
- (A) 10' SPSWD WATER AND SEWER EASEMENT, SEE S.P.W.S.D WATER AND SEWER EASEMENT PROVISION, SHEET 2
- (B) 7' DRY UTILITY EASEMENT, SEE UTILITY EASEMENT PROVISION, SHEET 2



CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING

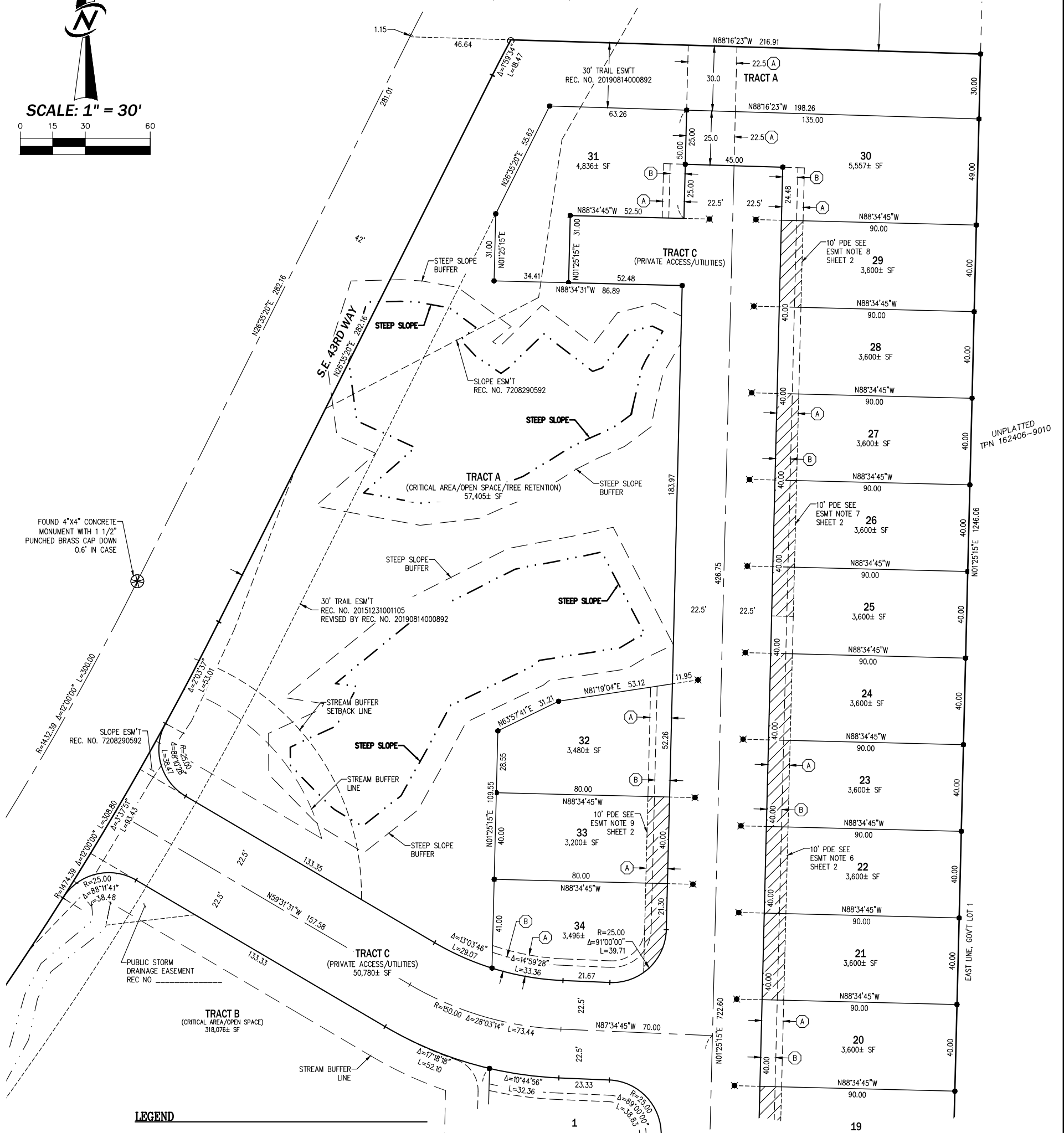
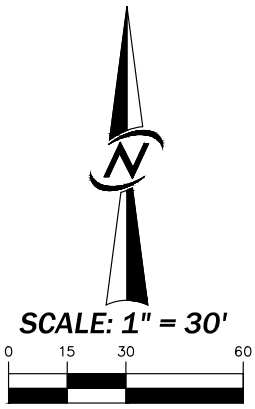
12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877

JOB NO. 16066

MALLARD POINTE

SHEET 5 OF 6

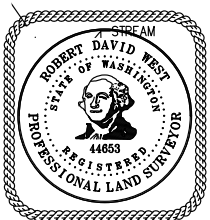
A PLAT COMMUNITY
A PORTION OF THE SW 1/4, OF THE NW 1/4,
SECTION 16, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



LEGEND

- SET 1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED "CORE 44653"
- FOUND PROPERTY CORNER AS NOTED.
- ✱ SET TACK WITH WASHER STAMPED "CORE 44653" ON EXTENSION OF PROPERTY LINE IN LIEU OF FRONT CORNER AT 11.75 FEET FROM FRONT CORNER UNLESS OTHERWISE SHOWN HEREON.
- PDE PRIVATE DRAINAGE EASEMENT, SEE PRIVATE EASEMENT PROVISION, SHEET 2.
- (A) 10' SPSWD WATER AND SEWER EASEMENT, SEE S.P.W.S.D WATER AND SEWER EASEMENT PROVISION, SHEET 2
- (B) 7' DRY UTILITY EASEMENT, SEE UTILITY EASEMENT PROVISION, SHEET 2

FOR CONTINUATION SEE SHEET 4 OF 6



CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING

12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877

JOB NO. 16066

MALLARD POINTE

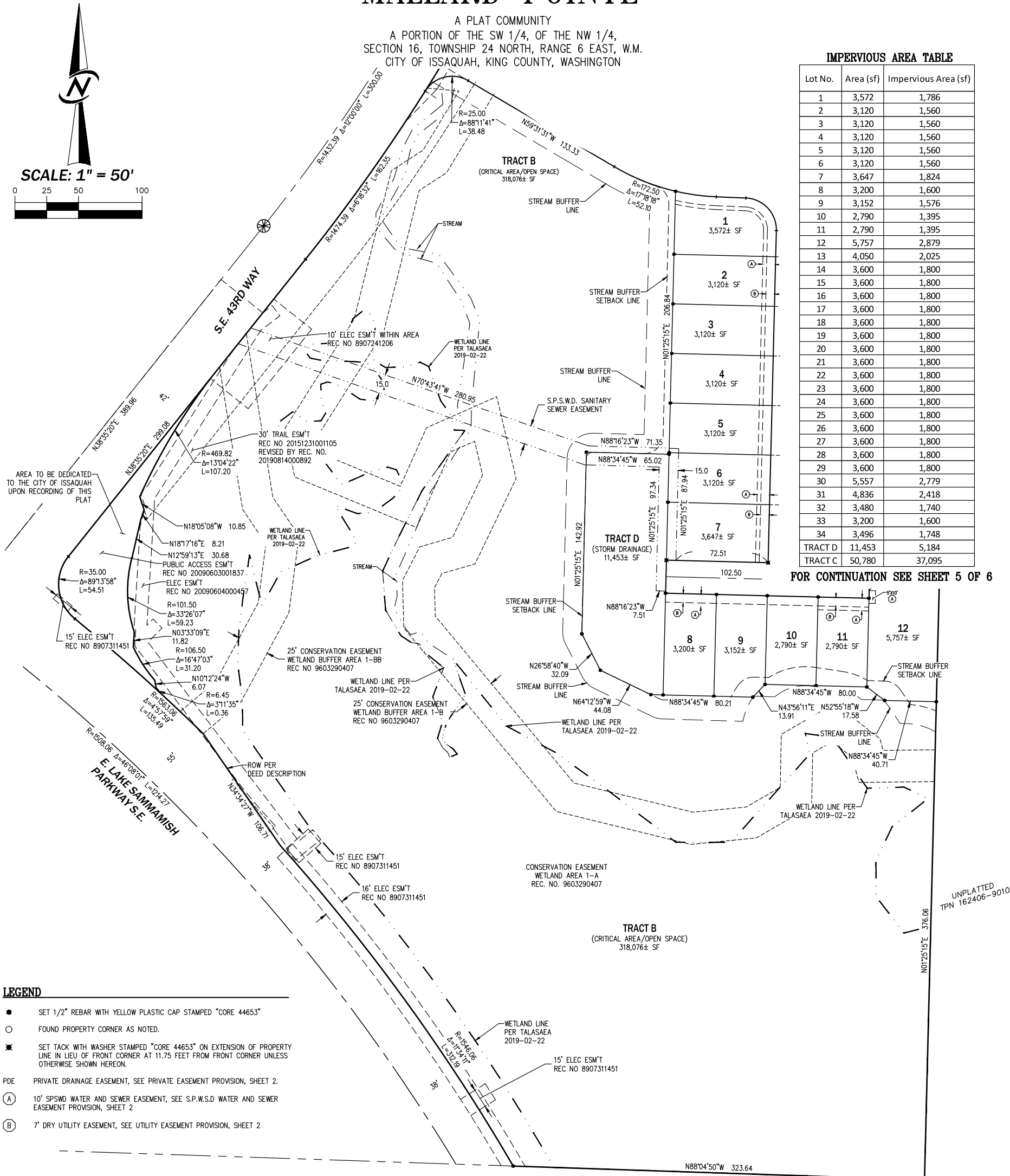
SHEET 6 OF 6

SCALE: 1" = 50'

IMPERVIOUS AREA TABLE

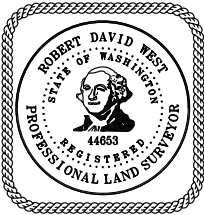
Lot No.	Area (sf)	Impervious Area (sf)
1	3,572	1,786
2	3,120	1,560
3	3,120	1,560
4	3,120	1,560
5	3,120	1,560
6	3,120	1,560
7	3,647	1,824
8	3,200	1,600
9	3,152	1,576
10	2,790	1,395
11	2,790	1,395
12	5,757	2,879
13	4,050	2,025
14	3,600	1,800
15	3,600	1,800
16	3,600	1,800
17	3,600	1,800
18	3,600	1,800
19	3,600	1,800
20	3,600	1,800
21	3,600	1,800
22	3,600	1,800
23	3,600	1,800
24	3,600	1,800
25	3,600	1,800
26	3,600	1,800
27	3,600	1,800
28	3,600	1,800
29	3,600	1,800
30	5,557	2,779
31	4,836	2,418
32	3,480	1,740
33	3,200	1,600
34	3,496	1,748
TRACT D	11,453	5,184
TRACT C	50,780	37,095

FOR CONTINUATION SEE SHEET 5 OF 6



LEGEND

- SET 1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED "CORE 44653"
- FOUND PROPERTY CORNER AS NOTED.
- SET TACK WITH WASHER STAMPED "CORE 44653" ON EXTENSION OF PROPERTY LINE IN LIEU OF FRONT CORNER AT 11.75 FEET FROM FRONT CORNER UNLESS OTHERWISE SHOWN HEREON.
- PDE PRIVATE DRAINAGE EASEMENT, SEE PRIVATE EASEMENT PROVISION, SHEET 2.
- (A) 10' SPSWD WATER AND SEWER EASEMENT, SEE S.P.W.S.D WATER AND SEWER EASEMENT PROVISION, SHEET 2
- (B) 7' DRY UTILITY EASEMENT, SEE UTILITY EASEMENT PROVISION, SHEET 2



CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING

12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877

JOB NO. 16066



CITY OF
ISSAQUAH
WASHINGTON

Public Works

1775 – 12th Ave NW | P.O. Box 1307
Issaquah, WA 98027
425-837-3400
issaquahwa.gov

October 27, 2020

Mr. Keith Niven
City of Issaquah
P.O. Box 1307
Issaquah, WA 98027

Subject: Mallard Point Final Plat FP20-00001 - Bonding

Dear Keith:

In accordance with section 18.13.280 of the Issaquah Municipal Code, I certify the following regarding the Mallard Point Improvements:

- The deferred improvements for this plat are correctly shown in the attachment.
- The bond amounts for this final plat shall be as follows-

1. Mallard Pointe Road and Storm Improvements	\$ 83,847
2. Mallard Pointe Landscaping	\$ 296,311
- Mallard Pointe Sewer and Water has been accepted by the Sammamish Plateau Water District and currently has a maintenance bond \$250,947.

Thank you for your consideration. Please call if you have any questions.

Sincerely,

Robert York
Director Public Works

Bond No./Check No. 023215767



Development Services Department
PO Box 1307, Issaquah, WA 98027-1307
(425) 837-3080 Fax (425) 837-3089

CITY OF ISSAQUAH
RECEIPT FOR PERFORMANCE AGREEMENT

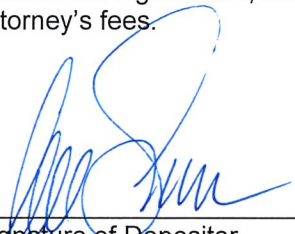
The City of Issaquah hereby acknowledges receipt from Steve Burnstead Construction, LLC in the amount of \$83,847.67 (bond or other approved security amount, hereafter known as "bond"), which should be held by the City for the purpose of guaranteeing that the improvements to be made in connection with construction of the project known as Permit Number SW18-00009, located at address 21403 SW 43rd Way, shall be completed in accordance with approved plans and conditions filed with the City of Issaquah, no later than September 1st, 2022. These improvements include, but are not limited to:
Final asphalt pavement, pedestrian handrails

If, in the sole determination of the Development Services Department Director, or a designee of same, hereafter "the Director", the above referenced improvements are not completed as required by the approved plans, conditions and applicable City standards at the above location and within the aforementioned time period, and if the same is not corrected in the time set by the Director, all rights to reimbursement of this bond shall be forfeited, and all said bond shall remain the sole property of the City of Issaquah. Otherwise, at the expiration of the performance period and satisfactory completion, as determined by the Director, said bond shall be returned to the entity or individual posting said bond.

Forfeiture of the bond as herein provided shall be in addition to all other rights and remedies granted by law, equity or contract to the City to seek reimbursement of damages incurred or to enforce the provision of any such contract as referenced herein.

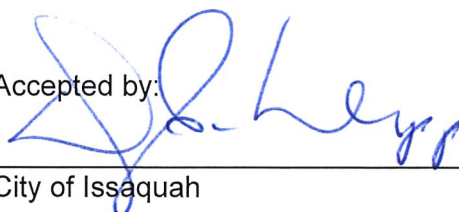
In the event either party shall initiate a lawsuit to enforce this Agreement, the prevailing party shall be entitled to its cost incurred, including reasonable attorney's fees.

Dated this 23rd Day of August, 2020.



Signature of Depositor

Accepted by:



City of Issaquah



Insco Insurance Services, Inc.
(800) 782-1546

SUBDIVISION BOND REQUEST

Inclusion of the following information with this subdivision bond request will speed our underwriting and approval process:

- ASSURANCE LETTER FROM CONSTRUCTION LENDER/FUND CONTROL FACILITY
- ENGINEER'S ESTIMATE OF COSTS TO COMPLETE OFFSITE IMPROVEMENTS
- REQUIRED BOND FORMS
- SUBDIVISION AGREEMENT
- VICINITY MAP
- ENGINEER'S ENVIRONMENTAL SURVEY

WARNING

"It is a crime to knowingly provide false, incomplete, or misleading information to an insurance company for the purpose of defrauding the company. Penalties include imprisonment, fines, and denial of insurance benefits."

Washington RCW 48.135.080

NAME OF ENTITY HOLDING TITLE TO THE SUBJECT PROPERTY Steve Burnstead Construction, LLC

DEVELOPER: Steve Burnstead Construction, LLC

SUBDIVISION NAME: Mallard Pointe TYPE OF PRODUCT: Single Family

DESCRIBE LOCATION: East Lake Sammamish Parkway SE and SE 43rd avenue / Issaquah

TRACT NUMBER: 1624069007

NUMBER OF UNITS: 34

SELLING PRICE OF UNITS: \$ \$1,100,000

TO \$ \$1,350,000

SQUARE FEET OF UNITS: 3000sf

TO 3200sf

ANTICIPATED START DATE February 2019

COMPLETION DATES (Off Sites) August 2020

(Total Project) Sept 2023

CONSTRUCTION LENDER/FUND CONTROL FACILITY: None

OFFICER/CONTACT: _____

ADDRESS: _____ PHONE: () _____

AMOUNT OF CONSTRUCTION FUND: \$ 2,875,000

EQUITY \$ 100%

AMOUNT ALLOCATED TO OFFSITE IMPROVEMENTS: \$195,000

IS ASSURANCE LETTER AVAILABLE ☐ YES, ATTACH SAMPLE ☐ NO

TYPE OF DISBURSEMENT: ☐ CASHIERS CHECK ☐ VOUCHER ☐ STAGE ☐ REIMBURSEMENT

GENERAL CONTRACTOR: Steve Burnstead Construction, LLC

IMPROVEMENTS	COST	NAME OF SUBCONTRACTOR (If applicable)	BOND subcontractor (Y) YES (N) NO
GRADING IMPROVEMENTS	\$ _____	_____	_____
STREET IMPROVEMENTS	_____	_____	_____
WATER IMPROVEMENTS	_____	_____	_____
SEWER IMPROVEMENTS	_____	_____	_____
STORM DRAIN IMPROVEMENTS	_____	_____	_____
MONUMENT	_____	_____	_____
OTHER	_____	_____	_____

OBLIGEE (MUNICIPALITY REQUIRING BONDS): City of Issaquah

ADDRESS OF OBLIGEE: 1775 - 12th Ave NW / PO Box 1307 / Issaquah, WA 98027

TYPE OF BOND	PERFORMANCE	LABOR & MATERIALS
GRADING IMPROVEMENTS	\$ _____	_____
STREET IMPROVEMENTS	<u>83,847.67</u>	_____
WATER IMPROVEMENTS	_____	_____
SEWER IMPROVEMENTS	_____	_____
STORM DRAIN IMPROVEMENTS	_____	_____
MONUMENT	_____	_____
MAINT. GUARANTEE	_____	_____
PROPERTY TAX	_____	_____



Liberty Mutual Surety
17771 Cowan, Suite 100 • Irvine, California 92614 • (949) 263-3300
www.libertymutualsurety.com

SUBDIVISION IMPROVEMENTS PERFORMANCE BOND

BOND NO. 023215767

KNOW ALL MEN BY THESE PRESENTS:

THAT we, Steve Burnstead Construction LLC as Principal,
and The Ohio Casualty Insurance Company, a corporation organized and doing
business and under and by virtue of the laws of the State of New Hampshire and duly
licensed to conduct surety business in the State of Washington, as Surety,
are held and firmly bound unto the City of Issaquah, 1775 - 12th Avenue NW, Issaquah, WA 98027

as Oblige, in the sum of Eighty Three Thousand Eight Hundred Forty Seven and 67/100ths---
(\$ 83,847.67---) Dollars,
for which payment, well and truly to be made, we bind ourselves, our heirs, executors and successors,
jointly and severally firmly by these presents.

THE CONDITION OF THE OBLIGATION IS SUCH THAT:

WHEREAS, the above named Principal, has agreed to construct in Mallard Pointe, Project No. SW18-00009
Subdivision, in the City of Issaquah the
following improvements: Remaining Street Improvements

NOW, THEREFORE, the condition of this obligation is such, that if the above Principal shall well and
truly perform said agreement or agreements during the original term thereof or of any extension of said
term that may be granted by the Oblige with or without notice to the Surety, this obligation shall be void,
otherwise it shall remain in full force and effect

IN WITNESS WHEREOF, the seal and signature of said Principal is hereto affixed and the corporate seal
and the name of the said Surety is hereto affixed and attested by its duly authorized Attorney-in-Fact, this
24th day of August, 2020.

Steve Burnstead Construction LLC

Principal

BY: 

The Ohio Casualty Insurance Company

BY: 

Roxana Palacios

Attorney-in-Fact



This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated.

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

Certificate No: **8203153 - 969224**

POWER OF ATTORNEY

KNOWN ALL PERSONS BY THESE PRESENTS: That The Ohio Casualty Insurance Company is a corporation duly organized under the laws of the State of New Hampshire, that Liberty Mutual Insurance Company is a corporation duly organized under the laws of the State of Massachusetts, and West American Insurance Company is a corporation duly organized under the laws of the State of Indiana (herein collectively called the "Companies"), pursuant to and by authority herein set forth, does hereby name, constitute and appoint, Scott Alderman, Jamie Armfield, Timothy S. Buhite, Amber Engel, Peggy A. Firth, Brandi Heinbaugh, Debbie Lindstrom, Kathleen M. Mitchell, Deanna K. Nakashima, Roxana Palacios, Gail E. Tsuboi, Holly E. Ulfers

all of the city of Seattle state of WA each individually if there be more than one named, its true and lawful attorney-in-fact to make, execute, seal, acknowledge and deliver, for and on its behalf as surety and as its act and deed, any and all undertakings, bonds, recognizances and other surety obligations, in pursuance of these presents and shall be as binding upon the Companies as if they have been duly signed by the president and attested by the secretary of the Companies in their own proper persons.

IN WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the Companies and the corporate seals of the Companies have been affixed thereto this 20th day of February, 2020.



Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

By: David M. Carey
David M. Carey, Assistant Secretary

State of PENNSYLVANIA
County of MONTGOMERY ss

On this 20th day of February, 2020 before me personally appeared David M. Carey, who acknowledged himself to be the Assistant Secretary of Liberty Mutual Insurance Company, The Ohio Casualty Company, and West American Insurance Company, and that he, as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal at King of Prussia, Pennsylvania, on the day and year first above written.



COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Teresa Pastella, Notary Public
Upper Merion Twp., Montgomery County
My Commission Expires March 28, 2021
Member, Pennsylvania Association of Notaries

By: Teresa Pastella
Teresa Pastella, Notary Public

This Power of Attorney is made and executed pursuant to and by authority of the following By-laws and Authorizations of The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company which resolutions are now in full force and effect reading as follows:

ARTICLE IV – OFFICERS: Section 12. Power of Attorney.

Any officer or other official of the Corporation authorized for that purpose in writing by the Chairman or the President, and subject to such limitation as the Chairman or the President may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Corporation to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Corporation by their signature and execution of any such instruments and to attach thereto the seal of the Corporation. When so executed, such instruments shall be as binding as if signed by the President and attested to by the Secretary. Any power or authority granted to any representative or attorney-in-fact under the provisions of this article may be revoked at any time by the Board, the Chairman, the President or by the officer or officers granting such power or authority.

ARTICLE XIII – Section 5. Surety Bonds and Undertakings.

Any officer of the Company authorized for that purpose in writing by the chairman or the president, and subject to such limitations as the chairman or the president may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Company by their signature and execution of any such instruments and to attach thereto the seal of the Company. When so executed such instruments shall be as binding as if signed by the president and attested by the secretary.

Certificate of Designation – The President of the Company, acting pursuant to the Bylaws of the Company, authorizes David M. Carey, Assistant Secretary to appoint such attorneys-in-fact as may be necessary to act on behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations.

Authorization – By unanimous consent of the Company's Board of Directors, the Company consents that facsimile or mechanically reproduced signature of any assistant secretary of the Company, wherever appearing upon a certified copy of any power of attorney issued by the Company in connection with surety bonds, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

I, Renee C. Llewellyn, the undersigned, Assistant Secretary, The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company do hereby certify that the original power of attorney of which the foregoing is a full, true and correct copy of the Power of Attorney executed by said Companies, is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this 24th day of August, 2020.



By: Renee C. Llewellyn
Renee C. Llewellyn, Assistant Secretary

Not valid for mortgage, note, loan, letter of credit, currency rate, interest rate or residual value guarantees.

To confirm the validity of this Power of Attorney call 1-610-832-8240 between 9:00 am and 4:30 pm EST on any business day.

AFFIDAVIT OF SERVICE OF MAILING

State of Washington)
County of King)
City of Issaquah)

Brian D. Moss

, being first duly sworn, upon oath, deposes and states:

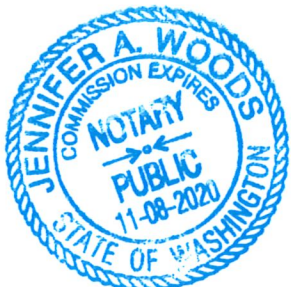
That on the 19th day of MARCH, 2020, I deposited in the mail of the United States a sealed envelope containing a public hearing notice, decision or recommendation with postage prepaid addressed to the adjacent property and/or parties of record in the below entitled application or petition.

FP20-00001 Notice of Application - Mallard Pointe Subdivision
Figure 1-1: Vicinity MAP; subdivision MAP → Mallard Pointe

Brian D. Moss

Signed by

SUBSCRIBED AND SWORN to before me this 19th day of March, 2020



Jennifer A. Woods

Notary Public in and for the State of Washington
residing at Monroe, WA, therein.

Expiration date: 11-08-2020



Development Services Department
1775 12th Ave. NW, P.O. Box 1307
Issaquah, WA 98027
425-837-3100 DSD@issaquahwa.gov

Notice of Application

Project Name: Mallard Pointe Subdivision

Notice of Application Public Comment Period:

March 20, 2020 – April 3, 2020

(See Public Comment below for more information)

Application: February 27, 2020

Application Complete: March 3, 2020

Notice of Application: March 20, 2020

PROJECT INFORMATION

File Number(s): FP20-00001

Project Description: The project proposal is to subdivide a 13-acre parcel into 34 single-family residential lots. Access to the development will be gained from SE 43rd Way and a newly constructed private road. (See Site Plan)

Project Location: 21403 SE 43rd Way (See Vicinity Map)

Size of Subject Area in Acres: 13.17 **Sq. Ft.:** 573, 502

Applicant:

Leo Suver

Steve Burnstead Construction

11980 NE 24th St, Ste 200

Bellevue, WA 98005

Phone: 425-454-1900; Email: Leo@burnstead.com

Decision Maker: Hearings Examiner

Required City Permits: Previously approved Preliminary Plat, Site Work Permit

Required City Permits, Not Part of this Application:

Building Permits

Required Studies: Not Applicable

Existing Environmental Documents Relevant to this

Application: SEPA in PP16-00005

REGULATORY INFORMATION

Zoning: MF-H - Multifamily High Density

Comprehensive Plan Designation: Multifamily Residential

Consistent with Comprehensive Plan: Yes

Preliminary Determination of the Development Regulations that will be used for Project Mitigation and Consistency:

Issaquah Municipal Code

PUBLIC COMMENT

Key application documents are available at the City's website: issaquahwa.gov/development. Click on the parcel, then select "View Related Documents and Permits" to see the available submittals. The full application is available for review at the Permit Center, City Hall Northwest, 1775 12th Avenue NW (next to Holiday Inn and behind Lowe's), 9 am – 5 pm. Please make an appointment with the Project Planner.

Although comments may be accepted up until the final decision is issued, submittal of comments during the Notice of Application Comment Period will ensure comments are considered prior to issuing a decision and will allow staff and/or the applicant to address comments as early in the process as possible.

Written comments are due by 5:00 pm on the Public Comment Period date noted above to:

Development Services Department
P.O. Box 1307, Issaquah, WA 98027

Or by e-mail to the Project Planner noted below.

To receive further public notices on this project please provide your name, address, and e-mail to the Project Planner and request to become a Party of Record.

Notice, when required, is required to be provided to property owners within 300 feet of the site and to Parties of Record. Please share this notice with others in your neighborhood who may be interested in this project. Property owner, Mortgagee, Lien Holder, Vendor, Seller, etc., please share this notice with tenants and others who may be interested in this project.

PUBLIC MEETING AND PUBLIC HEARING:

The Hearings Examiner is the decision maker for the Final Plat application. Date and time of the meeting and hearing has not been set. A follow up notice will be sent to property owners within 300 feet and to Parties of Record to notify them of the meetings.

CITY CONTACT INFORMATION

Project Planner: Valerie Porter, Associate Planner
Phone Number: 425-837-3904
E-Mail: ValerieP@issaquahwa.gov

Development Services Department:
Phone Number: 425-837-3100
E-Mail: DSD@issaquahwa.gov

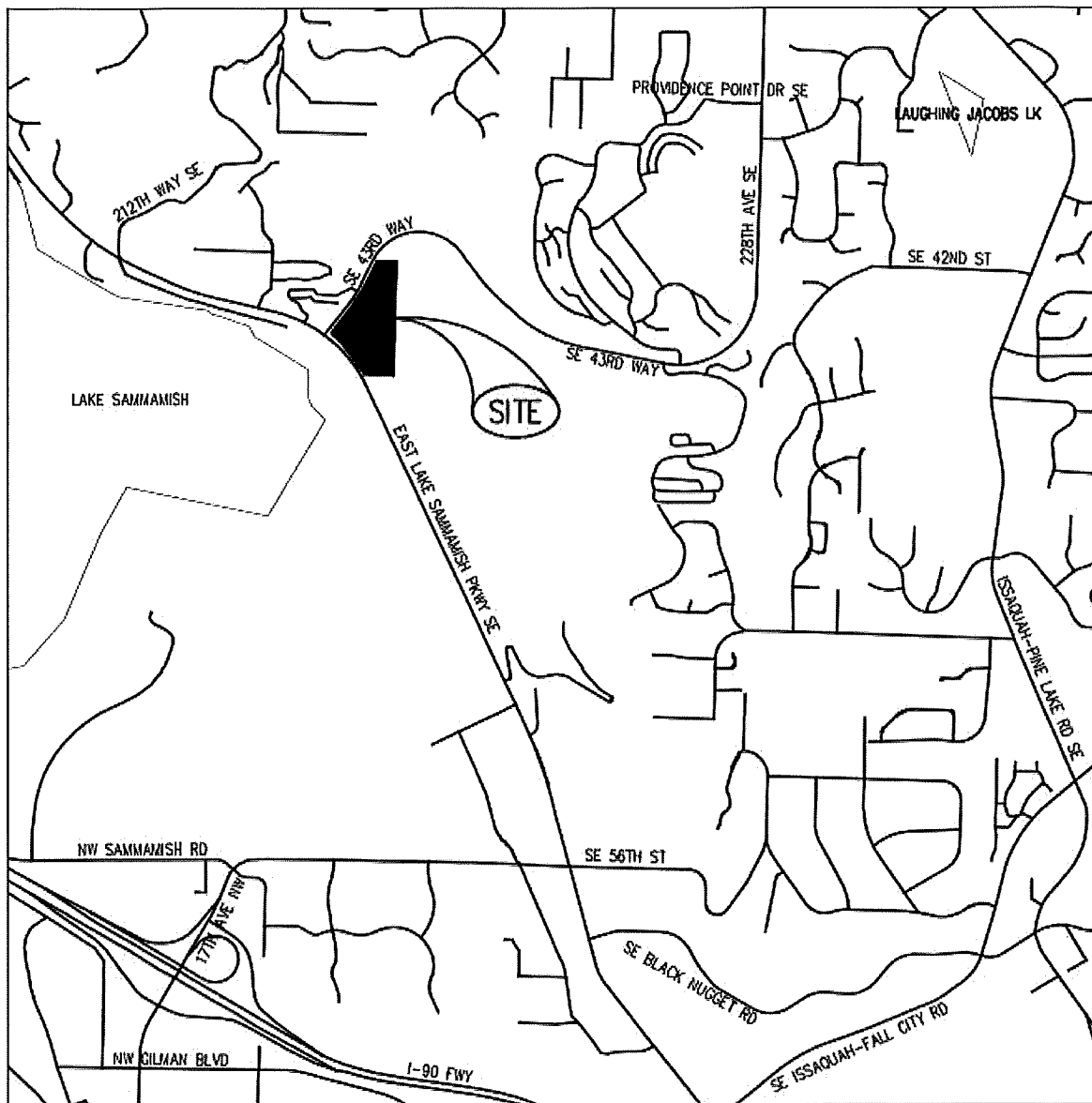
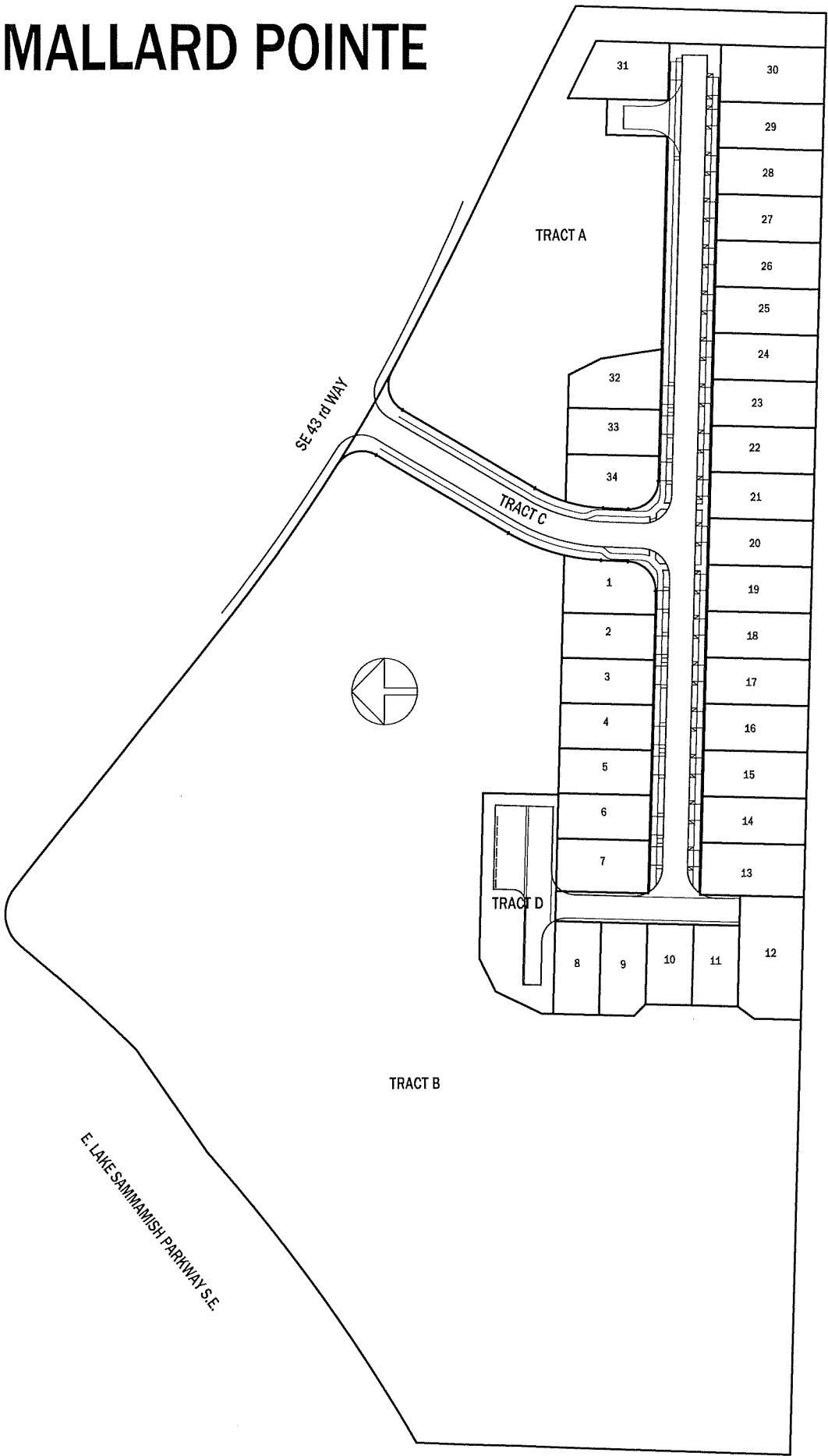


Figure 1-1: Vicinity Map

MALLARD POINTE



BANK OF AMERICA NA
6051 137TH AVE NE #322
REDMOND, WA 98052

BULLICK BRAD
4240 213TH PL SE #21
ISSAQUAH, WA 98029

19303003150 CHARLES JR
4223 213TH PL SE #59
ISSAQUAH, WA 98029

BARTON CHRISTOPHER+MAGGIO S
4204 213TH PL SE
ISSAQUAH, WA 98029

BULLOCK EDWARD K JR
4212 213TH PL SE
ISSAQUAH, WA 98029

ALDRIDGE MATTHEW D
4202 213TH PL SE
ISSAQUAH, WA 98075

BENITEZ OSCAR J
4254 213TH PL SE #15
ISSAQUAH, WA 98029

BURK STEVEN R+STACY H
21253 SE 42ND PL
ISSAQUAH, WA 98029

ALLING DANIEL M
21209 SE 42ND PL
ISSAQUAH, WA 98029

BODDU PRASHANTHI
4235 213TH PL SE #54
ISSAQUAH, WA 98029

CANTONNET FRANCOIS L+SMITA
21293 SE 42ND PL
ISSAQUAH, WA 98075

ALTA PARTNERS LLC
11232 NE 15TH ST STE 101
BELLEVUE, WA 98004

BOROUGH CHRISTINE
21238 SE 42ND PL
ISSAQUAH, WA 98075

CHAN MICHAEL HON PAN
4244 213TH PL SE
ISSAQUAH, WA 98029

ALTA PARTNERS LLC
11232 NE 25TH ST
BELLEVUE, WA 98004

BRADSHAW RANDAL J
1505 DE ROSE WAY #42
SAN JOSE, CA 95126

CHAVEZ BENJAMIN+HEATHER
21285 SE 42ND PL #H3
ISSAQUAH, WA 98075

ALTA PARTNERS LLC
4234 213TH PL SE UNIT 23
ISSAQUAH, WA 98029

BREWSTER MATTHEW
21236 SE 42ND LN
SAMMAMISH, WA 98075

CHEN YIN YIN
4214 213TH PL SE #32
ISSAQUAH, WA 98027

ALTOUKHOV ALEXEY+SVETLANA
21304 SE 42 ND PL # 213
ISSAQUAH, WA 98029

BREWSTER MATTHEW E+BRENNA R
21236 SE 42ND LN
ISSAQUAH, WA 98029

CHEN ZHAOJI
4215 213TH PL SE
ISSAQUAH, WA 98075

ANDERSON JAMES C+TON LINH T
4248 213TH PL SE #17
ISSAQUAH, WA 98029

BUCK ROBERTA J
16218 SE 175TH PL
RENTON, WA 98058

CHIU DIANE
4419 E LAKE SAMMAMISH WAY SE
ISSAQUAH, WA 98029

BAI YUXI
4238 213TH PL SE #22
ISSAQUAH, WA 98029

BUCK ROBERTA JEAN
21273 SE 42ND PL
ISSAQUAH, WA 98029

CHU JAMIE L
21214 SE 42ND PL
ISSAQUAH, WA 98029

CLAPP MEGAN
21242 SE 42ND PL
ISSAQUAH, WA 98075

DIXIT NITIN
21312 SE 42ND LN
ISSAQUAH, WA 98075

EMERSON BRANDON
104 SKYRIDGE RD NW
ISSAQ, UA 98027

COHN MARK H+SUSAN L
4325 E LK SAMMAMISH PKWY SE
ISSAQUAH, WA 98029

DIXON MICHAEL & GLORIA
21324 SE 42ND PL
ISSAQUAH, WA 98075

FARMER WAYNE+MERLE
4325 EAST LAKE SAMMAMISH PKWY
SEISSAQUAH, WA 98027

COLLINS BRIAN HUNTER
21283 SE 42ND LN
ISSAQUAH, WA 98029

DOHENY BRIAN J+TRINA C
PO BOX 1813
ISSAQUAH, WA 98027

FEDERAL HOME LOAN MORTGAGE
5000 PLANO PKWY
CARROLLTON, TX 75010

COOPER JONATHAN M
15803 BEAR CREEK PKWY #517
SAMMAMISH, WA 98075

DUFFY EILEEN
21228 SE 42ND LN
ISSAQUAH, WA 98075

FEDERAL NATIONAL MORTGAGE A
PO BOX 650043
DALLAS, TX 75265

CRAWFORD PAUL A+JODI L BELL
21316 SE 42ND PL
ISSAQUAH, WA 98075

DUGGAN IAN
21320 SE 42ND PL
ISSAQUAH, WA 98029

FERREIRA RENATO
4280 213TH PL SE #4
ISSAQUAH, WA 98029

CROCKER DELIA L
21320 SE 42ND PL
ISSAQUAH, WA 98075

EARNHEART TIMOTHY+B L WOO
4237 213TH PL SE #53
ISSAQUAH, WA 98029

FLINTOFT ALLEN
540 E SUNSET WAY
ISSAQUAH, WA 98027

DAGGATT SCOTT W
4323 EAST LAKE SAMMAMISH PKWY
UNIT 302ISSAQUAH, WA 98029

EDWARDS MORGAN S
10919 158TH CT NE
REDMOND, WA 98052

FLORES RAFAEL P JR
21241 SE 42ND PLACE
ISSAQUAH, WA 98029

DAVI SCOTT J
21249 SE 42ND PLACE
ISSAQUAH, WA 98075

EGAN ERIN+BRIDGIT
21236 SE 42ND LN
ISSAQUAH, WA 98075

GAJULA NANDAKISHORE
4278 213TH PL SE #5
ISSAQUAH, WA 98029

DE PAIVA JOAO C PINHEIRO+CA
4228 213TH PL SE UNIT 26
ISSAQUAH, WA 98029

ELLER TRAVIS SCOTT
21232 SE 42ND LN
ISSAQUAH, WA 98075

GARCIA AURELIO NAVARRO BELL
4230 213TH PL SE #25
ISSAQUAH, WA 98029

DEODHAR VIKRAM K
21226 SE 42ND PL
ISSAQUAH, WA 98029

ELLER TRAVIS SCOTT+SEONKYOU
21232 SE 42ND LN
ISSAQUAH, WA 98029

GEORGES JEFF
4229 214TH PL SE
ISSAQUAH, WA 98029

GHOSH BRATATI+RANGANATHAN S
21213 SE 42ND PL E-5
ISSAQUAH, WA 98075

HALVORSON BRENDA
POB 7795
CAVE CREEK, AZ 85327

JELOVICH NATHAN+HANNAH
4213 213TH PL SE
ISSAQUAH, WA 98075

GILLANI SYED OMAIR ZAFAR+OM
4228 SE 42ND PL UNIT 21264
ISSAQUAH, WA 98075

HANSEN EDWARD+CRISTINE
4329 E LAKE SAMMAMISH PKWY SE
ISSAQUAH, WA 98029

JEONG JUN
4284 213TH PL SE
ISSAQUAH, WA 98029

GLOVER JACQUELINE A
4226 213TH PL SE #27
ISSAQUAH, WA 98029

HEATON EVELYN JEAN
4206 213TH PL SE #35
ISSAQUAH, WA 98029

JOHNSON JENS P
21287 SE 42ND LN
ISSAQUAH, WA 98075

GOLDENSHTEYN YULIYA
21291 SE 42ND LN
ISSAQUAH, WA 98029

HILLINGER DANIEL R+HILLINGE
21221 SE 42ND PL
ISSAQUAH, WA 98029

KAKKAR PANKAJ+JOYEETA SARKA
21217 SE 42ND PL
ISSAQUAH, WA 98075

GOLDENSHTEYN YULIYA G+GOLDE
21291 SE 42ND LN
ISSAQUAH, WA 98075

HILLINGER HEATHER D+DAN
21221 SE 42ND PL
ISSAQUAH, WA 98029

KALEUP KALYAN K+NISCHALA DU
21289 SE 42ND PL #H 2
ISSAQUAH, WA 98075

GOPAL SUNDEEP+BHAVNA NARSAI
21276 42ND LN SE
SAMMAMISH, WA 98075

HING EDWARD WAN+YUN HING
21229 SE 42ND PL
ISSAQUAH, WA 98075

KALLU PRANEETH REDDY
4213 213TH PL SE #63
ISSQUAH, WA 98029

GOPAL SUNDEEP+NARSAL BHAVNA
21276 SE 42ND LN
ISSAQUAH, WA 98075

HOAG FAMILY TRUST
4405 E LK SAMMAMISH PKWY SE
ISSAQUAH, WA 98029

KERWIEN CRAIG
4256 213TH PL SE #14
ISSAQUAH, WA 98029

GUDERJOHN DANIEL L+LISA C
4060 212TH WAY SE
SAMMAMISH, WA 98075

HOOVER JIMMIE C
4315 E LAKE SAMMAMISH PK SE #1
03ISSAQUAH, WA 98029

KERWIEN CRAIG+ERICA
4256 213TH PL SE #14
ISSAQUAH, WA 98029

GUO ZI
4200 213TH PL SE #4276
ISSAQUAH, WA 98029

HOURIGAN MICHAEL+DIEHL CHER
21281 SE 42ND PL
ISSAQUAH, WA 98075

KHALID MOUSS
4282 213TH PL SE #3
ISSAQUAH, WA 98029

GUREVICH LUDMILA+VLADIMIR
21237 SE 42ND PL
ISSAQUAH, WA 98075

HUTERER IVAN+MACKENZIE ANDR
21241 SE 42ND PL
ISSAQUAH, WA 98075

KHOSHNOOD JANUARY S
4217 213TH PL SE
ISSAQUAH, WA 98029

KHOSRAVIANI SHAHRAM
21304 SE 42ND PL
ISSAQUAH, WA 98029

LEE JUSTINE H+CHRISTOPHER W
4245 213TH PL SE #50
ISSAQUAH, WA 98029

LUEDTKE RAY CHARLES JR
4223 213TH PL SE #59
ISSAQUAH, WA 98029

KHOSRAVIANI SHAHRAM+GHAZAL
21304 SE 42ND PL #J
ISSAQUAH, WA 98075

LEE KRISTI N CALVERT
4221 213TH PL SE #60
ISSAQUAH, WA 98029

MANGAVALLI SRINIVAS+GEETHA
21246 SE 42ND PL #21246
ISSAQUAH, WA 98075

KIDD RYAN N+EMILY R
4211 213TH PL SE
ISSAQUAH, WA 98029

LEW HUI CI
4317 E LAKE SAMMAMISH PKWY SE
ISSAQUAH, WA 98029

MARTEL DANE LORI
4233 213TH PL SE #55
ISSAQUAH, WA 98029

KIM DAESUN
21295 SE 42ND LN
ISSAQUAH, WA 98075

LEW JOHN B
4317 EAST LAKE SAMMAMISH PKWY
ISSAQUAH, WA 98029

MCKINNEY MATTHEW T+FRANCES
21214 SE 42ND PL
ISSAQUAH, WA 98075

KIM JAEYOUN+HA JIEUN
4246 213TH PL SE #18
ISSAQUAH, WA 98029

LINEBERRY SAMMAMISH LLC
21225 SE 42N PL #21225
ISSAQUAH, WA 98029

MCNEW JEFFREY S+AMY P
21264 SE 42ND LN
ISSAQUAH, WA 98075

KIM RICHARD D+GRACE M
4227 213TH PL SE #57
ISSAQUAH, WA 98029

LIPETZ BRADFORD J
2 TOWNSEND ST #2-610
SAN FRANCISCO, CA 94107

MENJIVAR JUAN
21222 SE 42ND PL
ISSAQUAH, WA 98075

KING COUNTY-PARKS
201 S JACKSON ST #700
SEATTLE, WA 98104

LIPETZ BRADFORD J
33 ROQUE MORAES CT #5
MILL VALLEY, CA 94941

MERRIMAN CLINTON C
21245 SE 42ND PL
ISSAQUAH, WA 98075

KRASNOVSKA OLENA
21316 SE 42ND PL
ISSAQUAH, WA 98029

LIPETZ JAN
21266 SE 42ND LN
ISSAQUAH, WA 98075

MESAGNO NICHOLAS+CAROLYN
21324 SE 42ND PL
ISSAQUAH, WA 98029

KUNNING BRUCE M+MCGEE VICKI
4225 213TH PL SE #58
ISSAQUAH, WA 98029

LITTLE DUCK INC
7525 SE 24TH ST #650
MERCER ISLAND, WA 98040

METCALF KATHERINE V+LASATER
21262 SE 42ND PL
ISSAQUAH, WA 98029

LEE HANA YOUNG
21218 SE 42ND PL #B3
ISSAQUAH, WA 98075

LODGE RICHARD D+ZARRO LAURA
4303 EAST LAKE SAMMAMISH PKWY
ISSAQUAH, WA 98029

MILLICAN LATRIKA M+LOCKWOOD
4214 213TH PL SE #32
ISSAQUAH, WA 98029

MORELLI JOSEPH E+BRENDA E G
4325 EAST LAKE SAMMAMISH PKWY
ISSAQUAH, WA 98029

PANEV SIMEON+GALA
4206 213TH PL SE
ISSAQUAH, WA 98029

PRY DAVID E
21254 SE 42ND PL
ISSAQUAH, WA 98029

MOSKOS MICHELLE+PATRICK
4303 EAST LAKE SAMMAMISH PKWY
ISSAQUAH, WA 98029

PARK AARON ILKEE+CAROL SEUN
1735 PINE VIEW DR
ISSAQUAH, WA 98027

RAASTROEM JORGE+PHANNIPA
4210 213TH PL SE #34
ISSAQUAH, WA 98029

NEJJAR KHALID MOUSS LAMIAE
4282 213TH PL SE #3
ISSAQUAH, WA 98029

PARK CHRISTOPHER S+LAURA J
4231 213TH PL SE #56
ISSAQUAH, WA 98029

RADU LOREDANA
21258 SE 42ND PL
ISSAQUAH, WA 98029

O'NEILL BRIAN+LORA R INGRAM
21272 SE 42ND LN
ISSAQUAH, WA 98029

PATRICK JANINE E
21270 SE 42ND PL #D-21270
ISSAQUAH, WA 98029

RANDOLPH CHARLES H+KATHRYN
21212 SE 42ND LN
ISSAQUAH, WA 98029

OLMOS JULIO+NANCY
21230 SE 42ND PL
ISSAQUAH, WA 98029

PAUSCH CHRISTOPHER J+PATRIC
4200 213TH PLACE SE UNIT 38
ISSAQUAH, WA 98027

RAUCKHORST AARON M+DANA R
21242 SE 42ND PL
ISSAQUAH, WA 98075

OLSON JASON M+BENTLEY CHRIS
21304 SE 42ND PL #21304
ISSAQUAH, WA 98075

PENTAGON FEDERAL CREDIT UNI
PO BOX 1432
ALEXANDRIA, VA 22313

RAZWICK GERALD
4307 E LAKE SAMMAMISH PKY SE
ISSAQUAH, WA 98029

OSBORNE GARY S+JANET C
21281 SE 42ND PL
ISSAQUAH, WA 98029

PEREGRINE POINT OWNERS ASSN
21240 SE 42ND LN UNIT 21240
ISSAQUAH, WA 98029

REEDER JORDAN M+JEENA M
4276 213TH PL SE
ISSAQUAH, WA 98029

OSTRER ELLIOTT H+LESLIE A
4313 E LAKE SAMMAMISH PW SE
ISSAQUAH, WA 98029

PITMAN LORI
21224 SE 42ND LN
ISSAQUAH, WA 98075

RICHARDSON CARISA HOLLY+OSV
21233 SE 42ND PL
ISSAQUAH, WA 98075

OSVALDIK PETER
21233 SE 42ND PL #21233
ISSAQUAH, WA 98029

PITMAN LORI A
21224 SE 42ND LN
ISSAQUAH, WA 98029

RILEY TERESA A
4258 213TH PL SE
ISSAQUAH, WA 98029

PALEM RAJENDHAR REDDY+VIJAY
21265 SE 42ND PL
ISSAQUAH, WA 98029

POLITIS THANOS
21234 SE 42ND PL
ISSAQUAH, WA 98075

RIMMER STEPHEN
4333 E Lake Sammamish Parkway
ISSAQUAH, WA 98027

SACIA JOHN F+JANE A
4311 E LAKE SAMMAMISH PKWY SE
ISSAQUAH, WA 98029

STEVE BURNSTEAD CONST LLC
11980 NE 24TH ST #200
BELLEVUE, WA 98005

THOMS ROBBY EUGENE
4224 213TH PL SE #28
ISSAQUAH, WA 98029

SAMM PLATEAU WATER & SEWER
1510 228TH AVE SE
SAMMAMISH, WA 98075

STEVENS GARY RAY
19616 SE 150TH ST
RENTON, WA 98059

THYBULLE GREGORY P R+ELIZAB
4241 213TH PL SE # 52
ISSAQUAH, WA 98029

SARWAR RASHID
21228 SE 42ND
ISSAQUAH, WA 98029

STROMGREN KENNETH C+JEANETT
4252 213TH PL SE
ISSAQUAH, WA 98029

TING SANDRA
4321 E LAKE SAMMAMISH PKWY SE
ISSAQUAH, WA 98029

SCHEFFLER CONRAD L+GAIL M
4331 E LAKE SAMMAMISH PKY SE
ISSAQUAH, WA 98029

STURM DAVID M
4231 214TH PL SE # 77
ISSAQUAH, WA 98029

TURNER KATHERINE
21218 SE 42ND PL
ISSAQUAH, WA 98075

SCHULZE JOAN+TERRY
4319 E LAKE SAMMAMISH PKWY SE
ISSAQUAH, WA 98029

SU TOMMY
4231 214TH PL SE
ISSAQUAH, WA 98075

VASILE-HILL DEBORAH
4319 EAST LAKE SAMMAMISH PKWY
ISSAQUAH, WA 98029

SENTHILVEL SUDHAKAR+MENAHA
21250 SE 42ND PL
ISSAQUAH, WA 98075

SUN RUI + LIANG LI
21220 SE 42ND LN
ISSAQUAH, WA 98075

VENESS VINCE
4286 213TH PL SE #1
ISSAQUAH, WA 98029

SINGLETARY RYAN D+ANNA E
67 - 1864 PUU NUI
WAIKOLOA, HI 96738

SWANSON RICHARD D+JOAN I
4309 E LAKE SAMMAMISH PW SE
ISSAQUAH, WA 98029

VO MINH C
4232 213TH PL SE #24
ISSAQUAH, WA 98029

SMITH CAROLYN F
21240 SE 42ND LN #21240
ISSAQUAH, WA 98075

SWANSON RICHARD D+JOAN L
4309 EAST LAKE SAMMAMISH PKWY
SEISSAQUAH, WA 98029

WALKER PAUL W+SUSANNE F
4305 E LK SAMMAMISH PKWY SE
ISSAQUAH, WA 98029

ST CLAIR DANIEL J+LOREDANA
4225 214TH PL SE #80
ISSAQUAH, WA 98075

TAGGART RICHARD
PO BOX 4184
TUBAC, AZ 85646

WANG DANNY+LIN ZHAO
21299 SE 42ND LN
ISSAQUAH, WA 98029

STANLEY EDWIN A+LIZZIE H
23828 SE 45TH ST
ISSAQUAH, WA 98029

TAUCHER CHRISTOPHER L
2401 E CAROL AVE
PHOENIX, AZ 85028

WASHINGTON STATE PARKS
PO BOX 42668
OLYMPIA, WA 98504

WATSON CHARLES W+GLORIA A
4331 EAST LAKE SAMMAMISH PKWY
ISSAQUAH, WA 98029

WU WING HUNG PETER
21248 SE 42ND LN
ISSAQUAH, WA 98075

WHITNEY GARRETT D
16642 NE 120TH WAY
REDMOND, WA 98052

YANG YANG
21277 SE 42ND PL #21277
ISSAQUAH, WA 98075

WHITSON JOHN
PO BOX 164
BELLEVUE, WA 98009

YOU YANG & CHIN KINGYIN
15602 NE 107TH CT
REDMOND, WA 98052

WILLIAMS CHRIS+JESSICA
21238 SE 42ND PL
ISSAQUAH, WA 98075

YOU YANG+KIMGYIN CHIN
4216 213TH PL SE
ISSAQUAH, WA 98029

WISSLER BRIAN SCOTT
21308 SE 42ND PL
ISSAQUAH, WA 98029

ZALKIN ALAN+LORENE D
4227 214TH PL SE #79
ISSAQUAH, WA 98029

WONG HANNAH+LEUNG CHIT YUNG
4247 213TH PL SE #49
ISSAQUAH, WA 98029

ZHOU ZIYAN
4218 213TH PL SE #30
ISSAQUAH, WA 98029

WONG YAT FAI ALFRED
4242 213TH PL SE 20
ISSAQUAH, WA 98029

WORTH SW
21726 SE 35TH ST
SAMMAMISH, WA 98075

WRIGHT DAVID P
21210 SE 42ND PL #21210
ISSAQUAH, WA 98029

WRIGHT DAVID R+KAREN J
1704 212TH AVE SE
SAMMAMISH, WA 98075

Affidavit of Sign Installation



CITY OF
ISSAQUAH
WASHINGTON

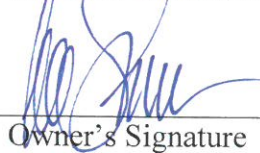
Development Services Department
1775 12th Ave. NW, P.O. Box 1307
Issaquah, WA 98027
425-837-3100 DSD@issaquahwa.gov

AFFIDAVIT OF SIGN INSTALLATION

STATE OF WASHINGTON)
COUNTY OF KING) ss
CITY OF ISSAQUAH)

I/We, Leo Suver / Steve Burnstead Construction,
being duly sworn depose and say, that I/we are the owner(s) of the property legally described
below, and that signage has been posted on said property as specified by the City of Issaquah
Land Use Code IMC 18.04.180 Public Notification. The sign was installed on 12/22/20.
Legal Description: That portion of Government Lot 1 in Section 16, Twensp 24 North, Range
6East, Willamette Meridian, in King County, Washington.

KC/TPN 1624069007

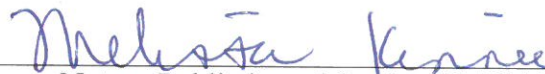


Owner's Signature

12/21/20
Date

Mailing Address: 11980 NE 24th Street Bellevue WA 98005
Street City State Zip
Phone: 425 454 1900
Business

Subscribed and sworn to before me this 30th day of November, 2020.



Notary Public in and for the STATE OF WASHINGTON

Residing at Bellevue, WA



DECLARATION OF SERVICE OF MAILING

I, Kerri Deutsch, state and declare as follows:

That on the 31st day of December, 2020, I deposited in the mail of the United States a sealed envelope containing a public hearing notice, decision or recommendation with postage prepaid addressed to the adjacent property and/or parties of record in the below entitled application or petition:

Notice of Public Hearing for the Mallard Pointe Final Plat Application FP20-00001.

I declare under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

Signed on the 4th day of January, 2021 at
Issaquah, Washington.
Kerri Deutsch

Printed Name

Kerri Deutsch
Signature

Notice of Public Hearing



CITY OF
ISSAQUAH
WASHINGTON

Community Planning & Development
Department
1775 12th Ave. NW, P.O. Box 1307
Issaquah, WA 98027
425-837-3100 CPD@issaquahwa.gov

Project Name: Mallard Pointe Plat

Application: February 27, 2020
Application Complete: March 3, 2020
Notice of Public Meeting: December 31, 2020

Date: Thursday, January 14, 2021
Time: 2:00 PM
Location: Remote – Please see below

PROJECT INFORMATION

File Number(s): FP20-00001

Project Description: The project proposal is to subdivide a 13-acre parcel into 34 single-family residential lots. Access to the development will be gained from SE 43rd Way and a newly constructed private road. (See Site Plan)

Project Location: 21403 SE 43rd Way (See Vicinity Map)

Size of Subject Area in Acres: 13.17 **Sq. Ft.:** 573, 502

Applicant:

Leo Suver
Steve Burnstead Construction
11980 NE 24th St, Ste 200
Bellevue, WA 98005
Phone: 425-454-1900; Email: Leo@burnstead.com

Decision Maker: Hearing Examiner

Required City Permits: Previously approved Preliminary Plat, Site Work Permit

Required City Permits, Not Part of this Application:
Building Permits

Required Studies: Not Applicable

Existing Environmental Documents Relevant to this Application: SEPA in PP16-00005

REGULATORY INFORMATION

Zoning: MF-H - Multifamily High Density

Comprehensive Plan Designation: Multifamily Residential

Consistent with Comprehensive Plan: Yes

Preliminary Determination of the Development Regulations that will be used for Project Mitigation and Consistency:
Issaquah Municipal Code

PUBLIC HEARING INFORMATION

Due to the Governor's Proclamation 20-28 related to the COVID-19 emergency and open public meetings, this meeting is being held remotely. To call into the meeting, dial #1-206-207-1700, enter meeting number (access code) 126 249 8130. The meeting will also be streamed live at issaquahwa.gov/live and recorded for later viewing on the City's YouTube Channel.

PUBLIC COMMENT

Key application documents are available at the City's website: issaquahwa.gov/development. Click on the parcel, select "View Related Documents and Permits", and then click on "Related Documents" tab to see the available submittals. The full application can be made available for review upon request. Please contact the Project Planner.

Written comments are due by 5:00 pm on the Public Comment Period date noted above to:

Community Planning & Development Department
P.O. Box 1307, Issaquah, WA 98027

Or by e-mail to the Project Planner noted below.

To receive further public notices on this project please provide your name, address, and e-mail to the Project Planner and request to become a Party of Record.

PUBLIC MEETING AND PUBLIC HEARING:

- Input from the public will be documented in the permit file and forwarded to the Hearing Examiner for their consideration.
- The decision, once rendered, is appealable.

CITY CONTACT INFORMATION

Project Planner: Valerie Porter, Associate Planner
Phone Number: 425-837-3094
E-Mail: ValerieP@issaquahwa.gov

Development Services Department:
Phone Number: 425-837-3100
E-Mail: CPD@issaquahwa.gov

SE 43rd WAY



E. LAKE SAMMAMISH PARKWAY S.E.

BANK OF AMERICA NA
6051 137TH AVE NE #322
REDMOND, WA 98052

BULLICK BRAD
4240 213TH PL SE #21
ISSAQUAH, WA 98029

19303003150 CHARLES JR
4223 213TH PL SE #59
ISSAQUAH, WA 98029

BARTON CHRISTOPHER+MAGGIO S
4204 213TH PL SE
ISSAQUAH, WA 98029

BULLOCK EDWARD K JR
4212 213TH PL SE
ISSAQUAH, WA 98029

ALDRIDGE MATTHEW D
4202 213TH PL SE
ISSAQUAH, WA 98075

BENITEZ OSCAR J
4254 213TH PL SE #15
ISSAQUAH, WA 98029

BURK STEVEN R+STACY H
21253 SE 42ND PL
ISSAQUAH, WA 98029

ALLING DANIEL M
21209 SE 42ND PL
ISSAQUAH, WA 98029

BODDU PRASHANTHI
4235 213TH PL SE #54
ISSAQUAH, WA 98029

CANTONNET FRANCOIS L+SMITA
21293 SE 42ND PL
ISSAQUAH, WA 98075

ALTA PARTNERS LLC
11232 NE 15TH ST STE 101
BELLEVUE, WA 98004

BOROUGH CHRISTINE
21238 SE 42ND PL
ISSAQUAH, WA 98075

CHAN MICHAEL HON PAN
4244 213TH PL SE
ISSAQUAH, WA 98029

ALTA PARTNERS LLC
11232 NE 25TH ST
BELLEVUE, WA 98004

BRADSHAW RANDAL J
1505 DE ROSE WAY #42
SAN JOSE, CA 95126

CHAVEZ BENJAMIN+HEATHER
21285 SE 42ND PL #H3
ISSAQUAH, WA 98075

ALTA PARTNERS LLC
4234 213TH PL SE UNIT 23
ISSAQUAH, WA 98029

BREWSTER MATTHEW
21236 SE 42ND LN
SAMMAMISH, WA 98075

CHEN YIN YIN
4214 213TH PL SE #32
ISSAQUAH, WA 98027

ALTOUKHOV ALEXEY+SVETLANA
21304 SE 42 ND PL # 213
ISSAQUAH, WA 98029

BREWSTER MATTHEW E+BRENNA R
21236 SE 42ND LN
ISSAQUAH, WA 98029

CHEN ZHAOJI
4215 213TH PL SE
ISSAQUAH, WA 98075

ANDERSON JAMES C+TON LINH T
4248 213TH PL SE #17
ISSAQUAH, WA 98029

BUCK ROBERTA J
16218 SE 175TH PL
RENTON, WA 98058

CHIU DIANE
4419 E LAKE SAMMAMISH WAY SE
ISSAQUAH, WA 98029

BAI YUXI
4238 213TH PL SE #22
ISSAQUAH, WA 98029

BUCK ROBERTA JEAN
21273 SE 42ND PL
ISSAQUAH, WA 98029

CHU JAMIE L
21214 SE 42ND PL
ISSAQUAH, WA 98029

CLAPP MEGAN
21242 SE 42ND PL
ISSAQUAH, WA 98075

DIXIT NITIN
21312 SE 42ND LN
ISSAQUAH, WA 98075

EMERSON BRANDON
104 SKYRIDGE RD NW
ISSAQ, UA 98027

COHN MARK H+SUSAN L
4325 E LK SAMMAMISH PKWY SE
ISSAQUAH, WA 98029

DIXON MICHAEL & GLORIA
21324 SE 42ND PL
ISSAQUAH, WA 98075

FARMER WAYNE+MERLE
4325 EAST LAKE SAMMAMISH PKWY
SEISSAQUAH, WA 98027

COLLINS BRIAN HUNTER
21283 SE 42ND LN
ISSAQUAH, WA 98029

DOHENY BRIAN J+TRINA C
PO BOX 1813
ISSAQUAH, WA 98027

FEDERAL HOME LOAN MORTGAGE
5000 PLANO PKWY
CARROLLTON, TX 75010

COOPER JONATHAN M
15803 BEAR CREEK PKWY #517
SAMMAMISH, WA 98075

DUFFY EILEEN
21228 SE 42ND LN
ISSAQUAH, WA 98075

FEDERAL NATIONAL MORTGAGE A
PO BOX 650043
DALLAS, TX 75265

CRAWFORD PAUL A+JODI L BELL
21316 SE 42ND PL
ISSAQUAH, WA 98075

DUGGAN IAN
21320 SE 42ND PL
ISSAQUAH, WA 98029

FERREIRA RENATO
4280 213TH PL SE #4
ISSAQUAH, WA 98029

CROCKER DELIA L
21320 SE 42ND PL
ISSAQUAH, WA 98075

EARNHEART TIMOTHY+B L WOO
4237 213TH PL SE #53
ISSAQUAH, WA 98029

FLINTOFT ALLEN
540 E SUNSET WAY
ISSAQUAH, WA 98027

DAGGATT SCOTT W
4323 EAST LAKE SAMMAMISH PKWY
UNIT 302ISSAQUAH, WA 98029

EDWARDS MORGAN S
10919 158TH CT NE
REDMOND, WA 98052

FLORES RAFAEL P JR
21241 SE 42ND PLACE
ISSAQUAH, WA 98029

DAVI SCOTT J
21249 SE 42ND PLACE
ISSAQUAH, WA 98075

EGAN ERIN+BRIDGIT
21236 SE 42ND LN
ISSAQUAH, WA 98075

GAJULA NANDAKISHORE
4278 213TH PL SE #5
ISSAQUAH, WA 98029

DE PAIVA JOAO C PINHEIRO+CA
4228 213TH PL SE UNIT 26
ISSAQUAH, WA 98029

ELLER TRAVIS SCOTT
21232 SE 42ND LN
ISSAQUAH, WA 98075

GARCIA AURELIO NAVARRO BELL
4230 213TH PL SE #25
ISSAQUAH, WA 98029

DEODHAR VIKRAM K
21226 SE 42ND PL
ISSAQUAH, WA 98029

ELLER TRAVIS SCOTT+SEONKYOU
21232 SE 42ND LN
ISSAQUAH, WA 98029

GEORGES JEFF
4229 214TH PL SE
ISSAQUAH, WA 98029

GHOSH BRATATI+RANGANATHAN S
21213 SE 42ND PL E-5
ISSAQUAH, WA 98075

HALVORSON BRENDA
POB 7795
CAVE CREEK, AZ 85327

JELOVICH NATHAN+HANNAH
4213 213TH PL SE
ISSAQUAH, WA 98075

GILLANI SYED OMAIR ZAFAR+OM
4228 SE 42ND PL UNIT 21264
ISSAQUAH, WA 98075

HANSEN EDWARD+CRISTINE
4329 E LAKE SAMMAMISH PKWY SE
ISSAQUAH, WA 98029

JEONG JUN
4284 213TH PL SE
ISSAQUAH, WA 98029

GLOVER JACQUELINE A
4226 213TH PL SE #27
ISSAQUAH, WA 98029

HEATON EVELYN JEAN
4206 213TH PL SE #35
ISSAQUAH, WA 98029

JOHNSON JENS P
21287 SE 42ND LN
ISSAQUAH, WA 98075

GOLDENSHTEYN YULIYA
21291 SE 42ND LN
ISSAQUAH, WA 98029

HILLINGER DANIEL R+HILLINGE
21221 SE 42ND PL
ISSAQUAH, WA 98029

KAKKAR PANKAJ+JOYEETA SARKA
21217 SE 42ND PL
ISSAQUAH, WA 98075

GOLDENSHTEYN YULIYA G+GOLDE
21291 SE 42ND LN
ISSAQUAH, WA 98075

HILLINGER HEATHER D+DAN
21221 SE 42ND PL
ISSAQUAH, WA 98029

KALEUP KALYAN K+NISCHALA DU
21289 SE 42ND PL #H 2
ISSAQUAH, WA 98075

GOPAL SUNDEEP+BHAVNA NARSAI
21276 42ND LN SE
SAMMAMISH, WA 98075

HING EDWARD WAN+YUN HING
21229 SE 42ND PL
ISSAQUAH, WA 98075

KALLU PRANEETH REDDY
4213 213TH PL SE #63
ISSQUAH, WA 98029

GOPAL SUNDEEP+NARSAL BHAVNA
21276 SE 42ND LN
ISSAQUAH, WA 98075

HOAG FAMILY TRUST
4405 E LK SAMMAMISH PKWY SE
ISSAQUAH, WA 98029

KERWIEN CRAIG
4256 213TH PL SE #14
ISSAQUAH, WA 98029

GUDERJOHN DANIEL L+LISA C
4060 212TH WAY SE
SAMMAMISH, WA 98075

HOOVER JIMMIE C
4315 E LAKE SAMMAMISH PK SE #1
03ISSAQUAH, WA 98029

KERWIEN CRAIG+ERICA
4256 213TH PL SE #14
ISSAQUAH, WA 98029

GUO ZI
4200 213TH PL SE #4276
ISSAQUAH, WA 98029

HOURIGAN MICHAEL+DIEHL CHER
21281 SE 42ND PL
ISSAQUAH, WA 98075

KHALID MOUSS
4282 213TH PL SE #3
ISSAQUAH, WA 98029

GUREVICH LUDMILA+VLADIMIR
21237 SE 42ND PL
ISSAQUAH, WA 98075

HUTERER IVAN+MACKENZIE ANDR
21241 SE 42ND PL
ISSAQUAH, WA 98075

KHOSHNOOD JANUARY S
4217 213TH PL SE
ISSAQUAH, WA 98029

KHOSRAVIANI SHAHRAM
21304 SE 42ND PL
ISSAQUAH, WA 98029

LEE JUSTINE H+CHRISTOPHER W
4245 213TH PL SE #50
ISSAQUAH, WA 98029

LUEDTKE RAY CHARLES JR
4223 213TH PL SE #59
ISSAQUAH, WA 98029

KHOSRAVIANI SHAHRAM+GHAZAL
21304 SE 42ND PL #J
ISSAQUAH, WA 98075

LEE KRISTI N CALVERT
4221 213TH PL SE #60
ISSAQUAH, WA 98029

MANGAVALLI SRINIVAS+GEETHA
21246 SE 42ND PL #21246
ISSAQUAH, WA 98075

KIDD RYAN N+EMILY R
4211 213TH PL SE
ISSAQUAH, WA 98029

LEW HUI CI
4317 E LAKE SAMMAMISH PKWY SE
ISSAQUAH, WA 98029

MARTEL DANE LORI
4233 213TH PL SE #55
ISSAQUAH, WA 98029

KIM DAESUN
21295 SE 42ND LN
ISSAQUAH, WA 98075

LEW JOHN B
4317 EAST LAKE SAMMAMISH PKWY
ISSAQUAH, WA 98029

MCKINNEY MATTHEW T+FRANCES
21214 SE 42ND PL
ISSAQUAH, WA 98075

KIM JAEYOUN+HA JIEUN
4246 213TH PL SE #18
ISSAQUAH, WA 98029

LINEBERRY SAMMAMISH LLC
21225 SE 42N PL #21225
ISSAQUAH, WA 98029

MCNEW JEFFREY S+AMY P
21264 SE 42ND LN
ISSAQUAH, WA 98075

KIM RICHARD D+GRACE M
4227 213TH PL SE #57
ISSAQUAH, WA 98029

LIPETZ BRADFORD J
2 TOWNSEND ST #2-610
SAN FRANCISCO, CA 94107

MENJIVAR JUAN
21222 SE 42ND PL
ISSAQUAH, WA 98075

KING COUNTY-PARKS
201 S JACKSON ST #700
SEATTLE, WA 98104

LIPETZ BRADFORD J
33 ROQUE MORAES CT #5
MILL VALLEY, CA 94941

MERRIMAN CLINTON C
21245 SE 42ND PL
ISSAQUAH, WA 98075

KRASNOVSKA OLENA
21316 SE 42ND PL
ISSAQUAH, WA 98029

LIPETZ JAN
21266 SE 42ND LN
ISSAQUAH, WA 98075

MESAGNO NICHOLAS+CAROLYN
21324 SE 42ND PL
ISSAQUAH, WA 98029

KUNNING BRUCE M+MCGEE VICKI
4225 213TH PL SE #58
ISSAQUAH, WA 98029

LITTLE DUCK INC
7525 SE 24TH ST #650
MERCER ISLAND, WA 98040

METCALF KATHERINE V+LASATER
21262 SE 42ND PL
ISSAQUAH, WA 98029

LEE HANA YOUNG
21218 SE 42ND PL #B3
ISSAQUAH, WA 98075

LODGE RICHARD D+ZARRO LAURA
4303 EAST LAKE SAMMAMISH PKWY
ISSAQUAH, WA 98029

MILLICAN LATRIKA M+LOCKWOOD
4214 213TH PL SE #32
ISSAQUAH, WA 98029

MORELLI JOSEPH E+BRENDA E G
4325 EAST LAKE SAMMAMISH PKWY
ISSAQUAH, WA 98029

PANEV SIMEON+GALA
4206 213TH PL SE
ISSAQUAH, WA 98029

PRY DAVID E
21254 SE 42ND PL
ISSAQUAH, WA 98029

MOSKOS MICHELLE+PATRICK
4303 EAST LAKE SAMMAMISH PKWY
ISSAQUAH, WA 98029

PARK AARON ILKEE+CAROL SEUN
1735 PINE VIEW DR
ISSAQUAH, WA 98027

RAASTROEM JORGE+PHANNIPA
4210 213TH PL SE #34
ISSAQUAH, WA 98029

NEJJAR KHALID MOUSS LAMIAE
4282 213TH PL SE #3
ISSAQUAH, WA 98029

PARK CHRISTOPHER S+LAURA J
4231 213TH PL SE #56
ISSAQUAH, WA 98029

RADU LOREDANA
21258 SE 42ND PL
ISSAQUAH, WA 98029

O'NEILL BRIAN+LORA R INGRAM
21272 SE 42ND LN
ISSAQUAH, WA 98029

PATRICK JANINE E
21270 SE 42ND PL #D-21270
ISSAQUAH, WA 98029

RANDOLPH CHARLES H+KATHRYN
21212 SE 42ND LN
ISSAQUAH, WA 98029

OLMOS JULIO+NANCY
21230 SE 42ND PL
ISSAQUAH, WA 98029

PAUSCH CHRISTOPHER J+PATRIC
4200 213TH PLACE SE UNIT 38
ISSAQUAH, WA 98027

RAUCKHORST AARON M+DANA R
21242 SE 42ND PL
ISSAQUAH, WA 98075

OLSON JASON M+BENTLEY CHRIS
21304 SE 42ND PL #21304
ISSAQUAH, WA 98075

PENTAGON FEDERAL CREDIT UNI
PO BOX 1432
ALEXANDRIA, VA 22313

RAZWICK GERALD
4307 E LAKE SAMMAMISH PKY SE
ISSAQUAH, WA 98029

OSBORNE GARY S+JANET C
21281 SE 42ND PL
ISSAQUAH, WA 98029

PEREGRINE POINT OWNERS ASSN
21240 SE 42ND LN UNIT 21240
ISSAQUAH, WA 98029

REEDER JORDAN M+JEENA M
4276 213TH PL SE
ISSAQUAH, WA 98029

OSTRER ELLIOTT H+LESLIE A
4313 E LAKE SAMMAMISH PW SE
ISSAQUAH, WA 98029

PITMAN LORI
21224 SE 42ND LN
ISSAQUAH, WA 98075

RICHARDSON CARISA HOLLY+OSV
21233 SE 42ND PL
ISSAQUAH, WA 98075

OSVALDIK PETER
21233 SE 42ND PL #21233
ISSAQUAH, WA 98029

PITMAN LORI A
21224 SE 42ND LN
ISSAQUAH, WA 98029

RILEY TERESA A
4258 213TH PL SE
ISSAQUAH, WA 98029

PALEM RAJENDHAR REDDY+VIJAY
21265 SE 42ND PL
ISSAQUAH, WA 98029

POLITIS THANOS
21234 SE 42ND PL
ISSAQUAH, WA 98075

RIMMER STEPHEN
4333 E Lake Sammamish Parkway
ISSAQUAH, WA 98027

SACIA JOHN F+JANE A
4311 E LAKE SAMMAMISH PKWY SE
ISSAQUAH, WA 98029

STEVE BURNSTEAD CONST LLC
11980 NE 24TH ST #200
BELLEVUE, WA 98005

THOMS ROBBY EUGENE
4224 213TH PL SE #28
ISSAQUAH, WA 98029

SAMM PLATEAU WATER & SEWER
1510 228TH AVE SE
SAMMAMISH, WA 98075

STEVENS GARY RAY
19616 SE 150TH ST
RENTON, WA 98059

THYBULLE GREGORY P R+ELIZAB
4241 213TH PL SE # 52
ISSAQUAH, WA 98029

SARWAR RASHID
21228 SE 42ND
ISSAQUAH, WA 98029

STROMGREN KENNETH C+JEANETT
4252 213TH PL SE
ISSAQUAH, WA 98029

TING SANDRA
4321 E LAKE SAMMAMISH PKWY SE
ISSAQUAH, WA 98029

SCHEFFLER CONRAD L+GAIL M
4331 E LAKE SAMMAMISH PKY SE
ISSAQUAH, WA 98029

STURM DAVID M
4231 214TH PL SE # 77
ISSAQUAH, WA 98029

TURNER KATHERINE
21218 SE 42ND PL
ISSAQUAH, WA 98075

SCHULZE JOAN+TERRY
4319 E LAKE SAMMAMISH PKWY SE
ISSAQUAH, WA 98029

SU TOMMY
4231 214TH PL SE
ISSAQUAH, WA 98075

VASILE-HILL DEBORAH
4319 EAST LAKE SAMMAMISH PKWY
ISSAQUAH, WA 98029

SENTHILVEL SUDHAKAR+MENAHA
21250 SE 42ND PL
ISSAQUAH, WA 98075

SUN RUI + LIANG LI
21220 SE 42ND LN
ISSAQUAH, WA 98075

VENESS VINCE
4286 213TH PL SE #1
ISSAQUAH, WA 98029

SINGLETARY RYAN D+ANNA E
67 - 1864 PUU NUI
WAIKOLOA, HI 96738

SWANSON RICHARD D+JOAN I
4309 E LAKE SAMMAMISH PW SE
ISSAQUAH, WA 98029

VO MINH C
4232 213TH PL SE #24
ISSAQUAH, WA 98029

SMITH CAROLYN F
21240 SE 42ND LN #21240
ISSAQUAH, WA 98075

SWANSON RICHARD D+JOAN L
4309 EAST LAKE SAMMAMISH PKWY
SEISSAQUAH, WA 98029

WALKER PAUL W+SUSANNE F
4305 E LK SAMMAMISH PKWY SE
ISSAQUAH, WA 98029

ST CLAIR DANIEL J+LOREDANA
4225 214TH PL SE #80
ISSAQUAH, WA 98075

TAGGART RICHARD
PO BOX 4184
TUBAC, AZ 85646

WANG DANNY+LIN ZHAO
21299 SE 42ND LN
ISSAQUAH, WA 98029

STANLEY EDWIN A+LIZZIE H
23828 SE 45TH ST
ISSAQUAH, WA 98029

TAUCHER CHRISTOPHER L
2401 E CAROL AVE
PHOENIX, AZ 85028

WASHINGTON STATE PARKS
PO BOX 42668
OLYMPIA, WA 98504

WATSON CHARLES W+GLORIA A
4331 EAST LAKE SAMMAMISH PKWY
ISSAQUAH, WA 98029

WU WING HUNG PETER
21248 SE 42ND LN
ISSAQUAH, WA 98075

WHITNEY GARRETT D
16642 NE 120TH WAY
REDMOND, WA 98052

YANG YANG
21277 SE 42ND PL #21277
ISSAQUAH, WA 98075

WHITSON JOHN
PO BOX 164
BELLEVUE, WA 98009

YOU YANG & CHIN KINGYIN
15602 NE 107TH CT
REDMOND, WA 98052

WILLIAMS CHRIS+JESSICA
21238 SE 42ND PL
ISSAQUAH, WA 98075

YOU YANG+KIMGYIN CHIN
4216 213TH PL SE
ISSAQUAH, WA 98029

WISSELER BRIAN SCOTT
21308 SE 42ND PL
ISSAQUAH, WA 98029

ZALKIN ALAN+LORENE D
4227 214TH PL SE #79
ISSAQUAH, WA 98029

WONG HANNAH+LEUNG CHIT YUNG
4247 213TH PL SE #49
ISSAQUAH, WA 98029

ZHOU ZIYAN
4218 213TH PL SE #30
ISSAQUAH, WA 98029

WONG YAT FAI ALFRED
4242 213TH PL SE 20
ISSAQUAH, WA 98029

WORTH SW
21726 SE 35TH ST
SAMMAMISH, WA 98075

WRIGHT DAVID P
21210 SE 42ND PL #21210
ISSAQUAH, WA 98029

WRIGHT DAVID R+KAREN J
1704 212TH AVE SE
SAMMAMISH, WA 98075

> Legals (/wa/legals/search)

CITY OF ISSAQUAH HEARING EXAMI...

City of Issaquah
Hearing Examiner

Public Hearing Notice
Mallard Pointe Final Plat

The Hearing Examiner will hold a virtual Public Hearing at 2:00 PM on Thursday, January 14, 2021. The purpose of the public hearing is to take public testimony on an application for a final plat which has been made by Steve Burnstead Construction, LLC, for the subdivision of 13.1-acres at 21403 SE 43rd Way into 34 single-family residential lots, referred to as Mallard Pointe. Application No. FP20-00001.

The proposal may change as a result of the public review process.

Due to the Governor's Proclamation 20-28 related to the COVID-19 emergency and open public meetings, this meeting is being held remotely. To call into the meeting, dial #1-206-207-1700, enter meeting number (access code) 126 249 8130. [Mute your device].

Those desiring to express their views or to be notified of the action taken on this application should notify the Community Planning & Development Department of their interest by participating in the remote public hearing or providing your name, address, and e-mail to the Project Planner with a request to become a Party of Record. Input from the public will be documented in the permit file and forwarded to the Hearing Examiner for their consideration.

Written comments on the proposed amendments may be sent to Valerie Porter, Community Planning & Development Department, PO Box 1307, Issaquah, WA 98027, or ValerieP@issaquahwa.gov prior to the hearing. Written or verbal comments may be provided at the hearing. The decision, once rendered, is appealable.

Additional information and the plans are available for review online by going to the City's Active Project Map: issaquahwa.gov/development. To learn more, please contact Valerie Porter at (425) 837-3094.

Posted December 21, 2020

Exhibit 13

Valerie Porter

From: craig kerwien <craig@kerwien.com>
Sent: Tuesday, March 24, 2020 7:45 AM
To: Valerie Porter
Subject: Mallard Pointe public comment / traffic

Hi Valerie – I just received the notice of application public comment for Mallard Pointe (MP), and have a couple of thoughts to share. I live in the Alta neighborhood, right across 43rd Way from the MP development. I've lived here for 5 years, and top of my mind here is traffic and safety.

I look at the key application documents up on the city's planning web site, and couldn't identify the final plans for traffic and road management for 43rd Way and the roundabout – are they available anywhere for review? Would be great if you could share a link to that if available.

A few points to share around traffic...

- **Exit traffic safety:** Looks like the traffic study was done 3 years ago, and traffic volume has increased considerably since then. I'm particularly keen to the westbound/downhill traffic in the rush hour morning, where cars exiting out of our neighborhood frequently have a wait to enter 43rd Way safely, with times varying from a few seconds and then up to 5 minutes. I'm not sure how cars exiting from MP will safely enter 43rd Way to go westbound while crossing uphill/eastbound traffic and entering into the rush hour volume leading into the roundabout.
 - I also think MP residents will have a different issue in the evening, when the eastbound dominant volume will hinder exiting traffic, particularly if they have to cross the traffic lane to make a left.
- **Pedestrian safety:** You're likely aware that MP and Alta are across the street from a world class biking/walking trail, which also leads to the lake as well as to downtown Issaquah. It's a popular destination for our neighborhood, and I expect it will be for MP residents as well. I'd love to understand what measures will be going in place for pedestrian safety, as the new neighborhood will increase walking/vehicle interaction at the roundabout at a new angle that drivers will not be aware of. Two main points to share here...
 - For Alta residents: we cross East Lake Samm Pkwy at the crosswalk. Driver visibility is mostly okay – drivers see a pedestrian, they stop and allow passage. BUT...for northbound vehicle traffic, while the lead driver will stop, a vehicle following behind may not see the pedestrians and may hit the vehicle ahead of them because they didn't see the slow down in time. We have talked to the city about this, and plans are in place to reduce the height of the roundabout vegetation to increase visibility. This is great, we're looking forward to the project completion, and I expect MP residents to benefit as well.
 - For MP residents: it's unclear how they will walk from their neighborhood down to the trail, and I'm hoping to see plans to ensure safe passage. The key areas to look at – how/if they will cross 43rd Way (where drivers may have a blind view to pedestrian crossing), and then how they will cross East Lake Samm to get over to the trail.

If these issues have already been considered and have a final traffic plan, I'd love to review and take a look, as they'll have an impact on my neighborhood as well. I'm also thinking these issues may be more visual in person than email...I'm happy to do a walk through if you or anyone else would like to do a quick site visit.

Thanks for listening!

Craig Kerwien
4256 213th PL SE

Issaquah, WA 98029

craig@kerwien.com